

**VAUGHANREYNOLDS**  
ESTATE AGENTS

The Old Vicarage  
Temple Grafton

# About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan  
Director



Ginny Vaughan  
Director



Matt Reynolds  
Director



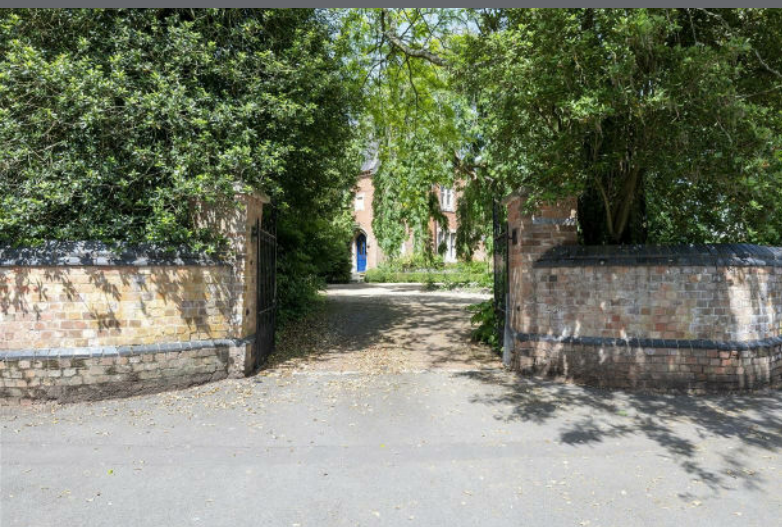
## The Old Vicarage Temple Grafton, Alcester, Warwickshire, B49 6NX

The Old Vicarage is located in the heart of Temple Grafton and dates back to 1875. The property was commissioned by a local family as part of a wider expansion to the village and, as the name suggests, was the former vicarage to the nearby St Andrew's Church.

This striking Victorian home provides the perfect opportunity for a growing family to embrace the space available both inside and out, and enjoy the lifestyle benefits of owning such a unique property. In addition to the main house, there is also a separate one bedroom cottage, which would be ideal for use as a home office, or for those looking to accommodate a dependent relative. It could also be used as a holiday let or long term rental and has significant potential for development. In all, the property sits in approximately 3.8 acres, so should also appeal to a buyer with equestrian interests.

Set back from the road beyond a walled front garden and electrically operated gates, a gravel driveway with central island provides access to an enclosed courtyard, where parking is provided along with access to a detached double open carport and oversized garage. To the side, a delightful separate cottage is set beyond a raised pond.





4



5



3



3.80  
acre(s)

#### The Main House

There are four separate reception rooms, providing an exceptional level of versatility, comprising a formal drawing room with bay window to side, feature fireplace with inset wood-burning stove, and built-in storage to alcove.

Double opening doors then lead to a charming, formal dining room. Having ample space to accommodate a generous dining suite this room also enjoys dual aspect windows and French doors leading to the garden.

A useful study boasts further views of the garden, and a separate sitting room could serve as an ideal play room or TV room, due to its proximity to the kitchen.

The kitchen itself is an impressive open space, complemented by a sympathetic oak and glazed extension filled with natural light through an expanse of windows and a glazed roof lantern. Providing three purposeful areas, this beautifully appointed room comprises a range of handmade, solid wood units and door fronts, complete with contrasting granite worksurfaces over, a feature 4-oven AGA and a range of other integrated appliances and central island.

Tiled flooring continues through to a large dining area and into a relaxed seating area, enjoying the best views of the garden and decked terrace.





An inner lobby leads to a large laundry room and utility, pantry and stores, and further to the rear stairs and vaulted two part cellar.

To the first floor, there are five generous double bedrooms, all enjoying impressive high ceilings and views of the surrounding gardens.

Several of the rooms have fitted wardrobes and the main bedroom has an interlinking door to the principal bathroom. This room is elegantly designed to offer a freestanding roll top bath, separate shower enclosure, WC and wash hand basin. There are two further modern shower rooms servicing the remaining bedrooms.

In addition, there are two staircases: The main staircase leads to the reception hall and a second staircase to the rear hall. This split access option affords countless possibilities for larger or multigeneration families to cohabit, with an increased level of privacy.

### The Cottage

The separate cottage is well-designed to offer a generous dining kitchen space, hallway with log burner and WC, sitting room, double bedroom and bathroom. This is an ideal space for a dependant relative or home office, providing a defined separate work space. There is also immense potential to generate a supplementary income by way of short or longer term lets. Demand for holiday rentals within the area remains strong, helped by the picturesque setting and proximity to Stratford-upon-Avon.

Externally, the property sits well within its plot, enjoying delightful mature gardens to all sides. Rolling lawns extend to the south and west boundaries and abut a raised paved and decked terrace - the perfect sun trap and place to entertain or enjoy alfresco dining. To the north side, a mature kitchen garden and rose garden provide a charming feature, which passes a range of brick built outhouses and a gardener's WC.











Continuing to the lower lawn, mature trees and shrubs are interspersed throughout, providing an attractive leafy back drop and some welcome shade in the summer months.

A five bar gate then leads to an enclosed yard, with two large stables, tack room and large covered parking area to rear for trailers, tractors, horse box or a boat. There is water and power here and further access to the first of two, large, enclosed paddocks with mature hedgerows delineating the boundary.

A separate drive way provides additional vehicular access to the paddocks, which makes for an ideal access for those wishing to utilize the ground for equestrian purposes. In addition, a bank of 21 photovoltaic panels are partially concealed in the second paddock, and provide both free electricity and an annual return at a generous rate. (Further details of the financial benefits and contract terms are available upon request).

In all, the grounds extend to approximately 3.8 acres.





## GROUND FLOOR

Reception Hall

Cloaks / WC

Drawing Room

5.03m x 4.65m (16'6 x 15'3)

Dining Room

4.54m x 5.08m (14'11 x 16'8)

Sitting Room

4.77m x 4.44m (15'8 x 14'7)

Study

4.31m x 3.47m (14'2 x 11'5)

Open Plan Kitchen

3.82m x 5.43m (12'6 x 17'10)

Dining Area

3.33m x 8.97m (10'11 x 29'5)

Laundry Room

4.18m x 2.56m (13'9 x 8'5")

Pantry & Cellar

4.12m x 1.80m (13'6 x 5'11")

## FIRST FLOOR

Master Bedroom & En Suite Bathroom

4.54m x 5.03m (14'11 x 16'6)

Bedroom Two

5.05m x 4.45m (16'7 x 14'7)

Bedroom Three

4.23m x 4.51m (13'11 x 14'10)

Bedroom Four

4.42m x 4.66m (14'6 x 15'3)

Bedroom Five

4.10m x 4.43m (14'6 x 13'5)

Bathroom

Two Shower Rooms

## COTTAGE

Sitting Room

3.18m x 4.56m (10'5 x 15'0)

Kitchen

3.62m x 4.06m (11'11 x 13'4)

Bedroom

3.32m x 4.67m (10'11 x 15'4)

Garage

3.67m x 5.70m (12'0 x 18'8)

## OUTSIDE

Tack Room

3.66m x 3.49m (12'0 x 11'5)

Stable One

3.57m x 3.49m (11'8 x 11'5)

Stable Two

3.56m x 3.49m (11'8 x 11'5)

Carport

5.48m x 5.49m (18'0 x 18'0)

Outbuildings

Store One

4.80m x 2.65m (15'8 x 8'8)

Store Two

2.73m x 1.54m (8'11 x 5'1)

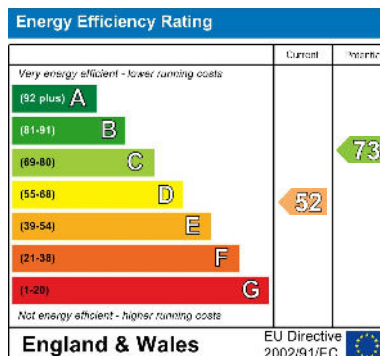




**The Old Vicarage Temple Grafton B49 6NX**  
Main House Approx. Gross Internal Area:- 379.66 sq.m. 4087 sq.ft.  
Cottage House Approx. Gross Internal Area:- 66.90 sq.m. 720 sq.ft.  
Garage & Carport Approx. Gross Internal Area:- 52.80 sq.m. 568 sq.ft.  
Stables & Outbuilding Approx. Gross Internal Area:- 42.30 sq.m. 455 sq.ft.  
Total Approx. Gross Area:- 541.66 sq.m. 5830 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
[Symbol] Denotes restricted head height  
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## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford-upon-Avon, Council Tax Band G

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on **01789 292659** to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to [www.vaughanreynolds.co.uk](http://www.vaughanreynolds.co.uk).

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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