

The Old Coach House
Great Wolford
South Warwickshire



Strutt
& Parker

Land and property. Since 1885.

An attractive conversion of a former coach house, blending historic charm with contemporary comforts, set within beautifully landscaped gardens in a sought-after Cotswold village.

The Old Coach House is an attractive stone-built period property that has been thoughtfully converted to provide spacious and characterful living. The property showcases traditional Cotswold details, and the home seamlessly blends historic features—such as exposed stone walls, original timber beams, and vaulted ceilings — with sensitive modern updates. At the heart of the home is a generous sitting room, complete with a fireplace with a log burner, and French doors opening onto the garden terrace. There is a separate dining room, beyond which is the kitchen - fitted with a range cooker, bespoke cabinetry, and flagstone flooring, with a stable door leading out to the garden. Practical needs are well served by a dedicated boot room with an adjoining utility area.

On the first floor, the generous principal bedroom has a vaulted ceiling and an en-suite bathroom. There are three further bedrooms, one of which has an en-suite, and a family bathroom.

The house is accessed by a short drive from the village road, which leads to a parking area and access to the garage. A paved patio provides an ideal setting for al fresco dining, overlooking a manicured lawn bordered by a rich variety of flowering perennials, mature shrubs, and specimen trees. The setting also affords wonderful views over the surrounding rolling countryside.



Location

The property is situated in the charming village of Great Wolford, a peaceful rural setting on the edge of the North Cotswolds, surrounded by attractive rolling countryside. The nearby market town of Moreton-in-Marsh provides a range of everyday amenities, including independent shops, cafés, pubs and supermarkets, whilst additional facilities can be found in Shipston-on-Stour and Stratford-upon-Avon, both within easy reach. The area is well regarded for its schooling, with a number of highly rated independent options nearby, including Kingham Hill School, Bloxham School and Kitebrook Preparatory School. For commuters, rail services from Moreton-in-Marsh provide direct links to London Paddington, while the A429 (Fosse Way) offers convenient road connections to the wider region. The surrounding countryside offers a wealth of walking and riding opportunities, making this an ideal location for those seeking a balance of rural tranquillity and accessibility.

Postcode region: CV36

General

Local Authority: Stratford-on-Avon District Council
Services: Mains water, electricity and drainage
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,048 sq ft (190 sq m)

3 reception rooms

4 bedrooms

3 bathrooms

Freehold | Village

Guide price £825,000

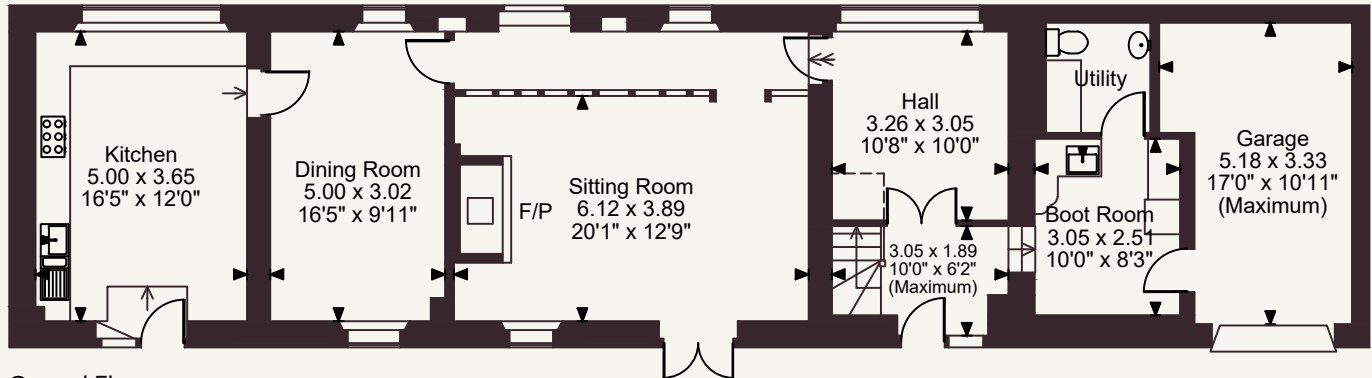
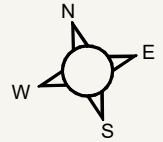


The Old Coach House, Great Wolford, Shipston-on-Stour

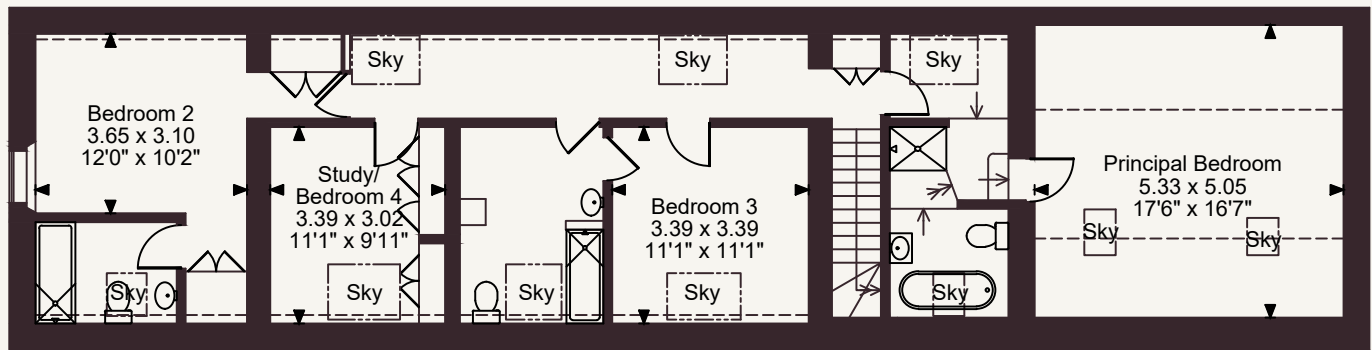
Main House internal area 2,048 sq ft (190 sq m)

Garage internal area 165 sq ft (15 sq m)

Total internal area 2,213 sq ft (206 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Moreton-in-Marsh

Fosse House, High Street GL56 0LH

01608 650502 | moreton@struttandparker.com



@struttandparker struttandparker.com

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