



# Preston Pastures

Preston-on-Stour  
Warwickshire

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## An exceptionally private period house set in 32 acres of its own grounds

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Preston Pastures, Preston-on-Stour, Warwickshire CV37 8NJ

Stratford-upon-Avon 5 miles, Chipping Campden 8 miles, Ilmington 4.5 miles,  
Warwick Parkway railway station 14 miles, Junction 15 of the M40 12 miles,  
Soho Farmhouse 24 miles, Daylesford 21 miles,  
Birmingham 30 miles, Birmingham Airport 32 miles

### *Features:*

6 Reception rooms, kitchen/breakfast room, 5 bedrooms, 2 bathrooms

2/3 Bedroom cottage, car barn, garages and car port

Landscaped gardens, paddocks, exceptional views

Further 3 bedroom Lodge House available by separate negotiation

In all about 32.52 acres

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### *The property*

Preston Pastures is an exceptionally spacious family house situated in a totally secluded setting. The house has extensive accommodation extending to nearly 6,500 square feet, including a spacious five-bedroom farmhouse with four reception rooms, with a glazed link leading to impressive entertaining space including a further large reception room and a 60-foot party barn with a galleried study. Planning permission was granted to extend the kitchen with a principal bedroom suite above and provide a further en-suite bathroom. The house has many original features and wonderful views over the gardens and surrounding countryside.



### *Location*

The village, unspoiled by new developments, is in the heart of the Conservation Area. Many of the properties belong to the Alscot Estate and the village is well maintained with a strong community, and includes St Mary's church, the village hall and village shop. There is access onto an extensive network of footpaths and bridle ways over the Alscot Estate. The estate owned pub and farm shop in Alderminster and the Alscot Business Park provide good further local amenity. Stratford-upon-Avon is just 4 miles away providing for most leisure, education and shopping facilities including a Waitrose store. Warwick Parkway and Moreton-in-Marsh have rail services into London and the North.





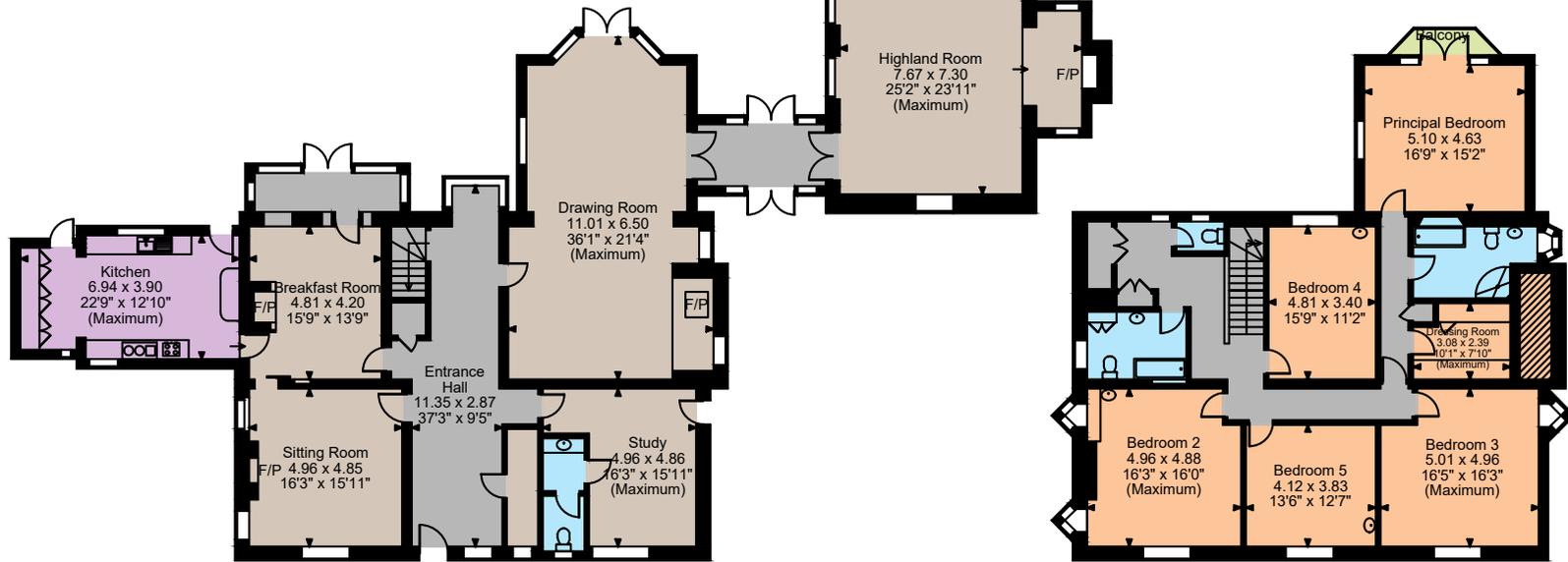
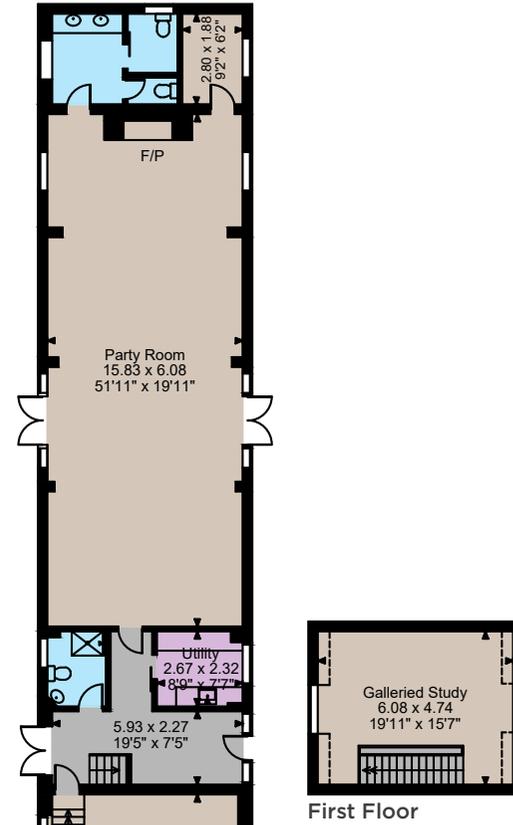
*Floorplans for Preston Pastures*

Approximate Gross Internal Area\*:

Main house: 6,497 sq ft (604 sq m)

Illustration for identification purposes only.  
Not to scale.

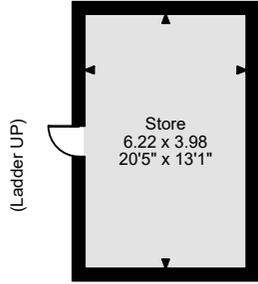
\*As defined by RICS – Code of Measuring Practice.



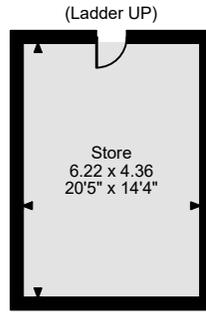
--- Denotes restricted head height

Ground Floor

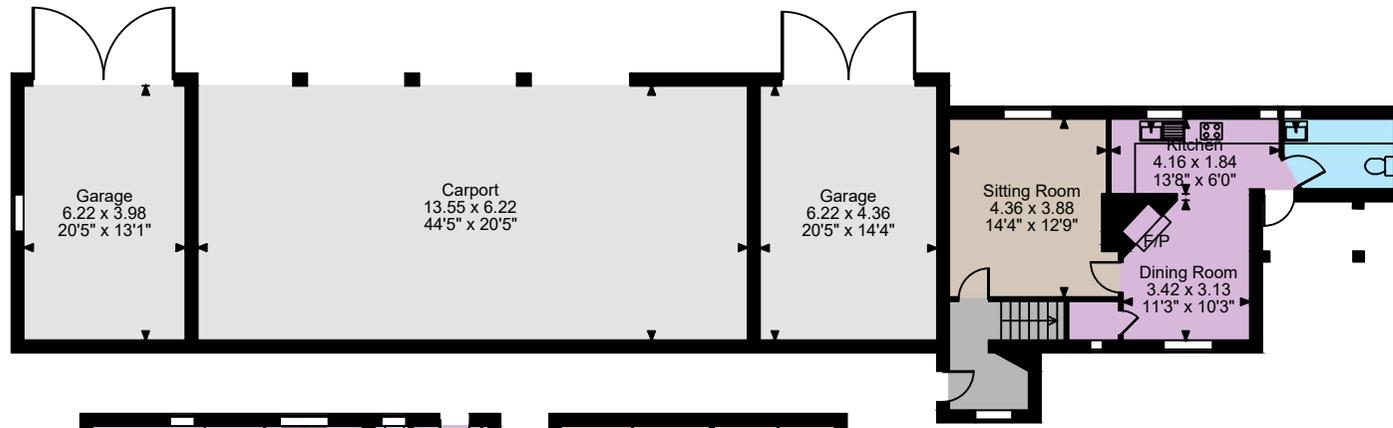
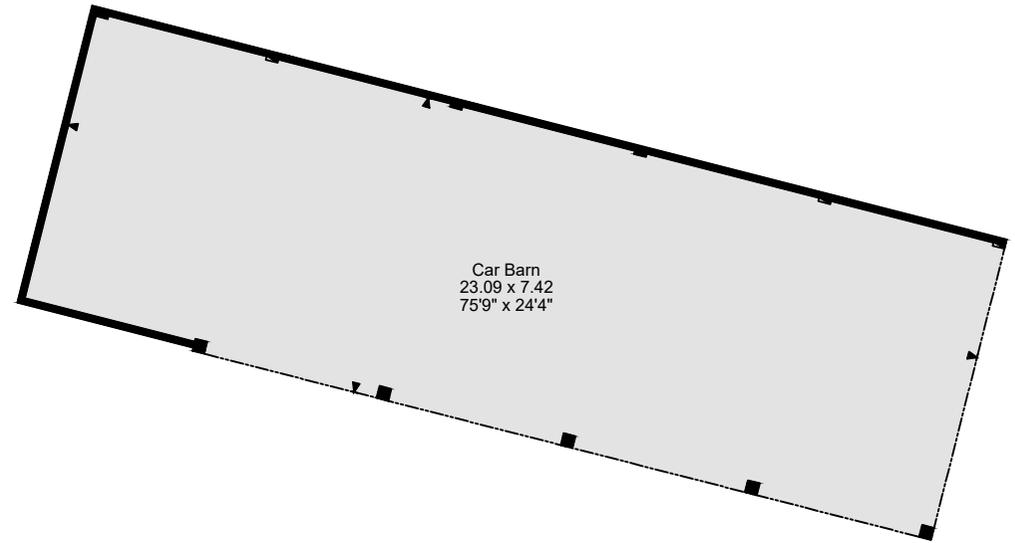
First Floor



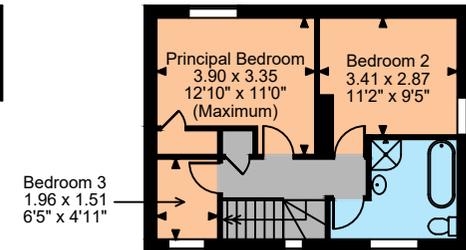
Floor Above Garage



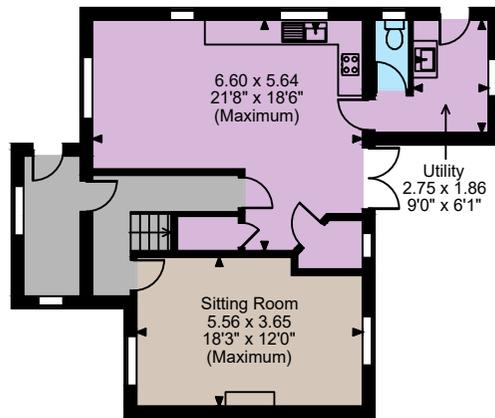
Floor Above Garage



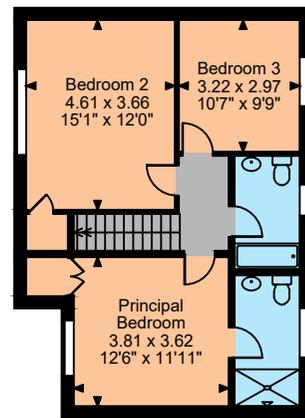
Cottage Ground Floor



Cottage First Floor



The Lodge Ground Floor



The Lodge First Floor

*Floorplans for Outbuildings*  
Approximate Gross Internal Area\*:

- The Lodge: 1,440 sq ft (134 sq m)
- Building and Carport: 2,064 sq ft (192 sq m)
- Car Barn: 1,831 sq ft (170 sq m)
- Cottage: 950 sq ft (88 sq m)
- Total: 6,285 sq ft (584 sq m)

Illustration for identification purposes only.  
Not to scale

\*As defined by RICS - Code of Measuring Practice.

### *Outside*

Preston Pastures is approached from a quiet country lane just outside the attractive hamlet of Preston on Stour. A tree lined drive leads to the house through its own paddocks and grounds. Adjacent to the house is a large courtyard with a range of buildings including two garages, an open bay cart shed with store rooms above and a large seventy-six foot barn together with a further well maintained two/three-bedroom cottage. The house is framed by its attractive gardens which include a well-stocked kitchen garden with a greenhouse, a productive orchard, and well screened and private gardens with far reaching views over its own paddocks. The house and buildings are totally private with no rights of way over any of the land.

At the entrance gates there is an extremely attractive Lodge House incorporating three bedrooms, two bathrooms and two reception rooms with its own private gardens which is available by separate negotiation.

### *Directions*

From the A3400 take the turning marked to Preston on Stour and after about half a mile continue straight on at the staggered crossroads marked Radbrook, Admington and Quinton, the entrance to Preston Pastures is about half a mile on your right hand side.

### *General*

Local Authority: Stratford District Council.

Services: Mains water, electricity and private drainage. Oil fired central heating.

### Council Tax:

Preston Pasture – Band G  
The Lodge – Band E  
Herdsmans Cottage – Band C

### EPC Ratings:

Preston Pastures – F  
The Lodge – F  
Herdsmans Cottage – E

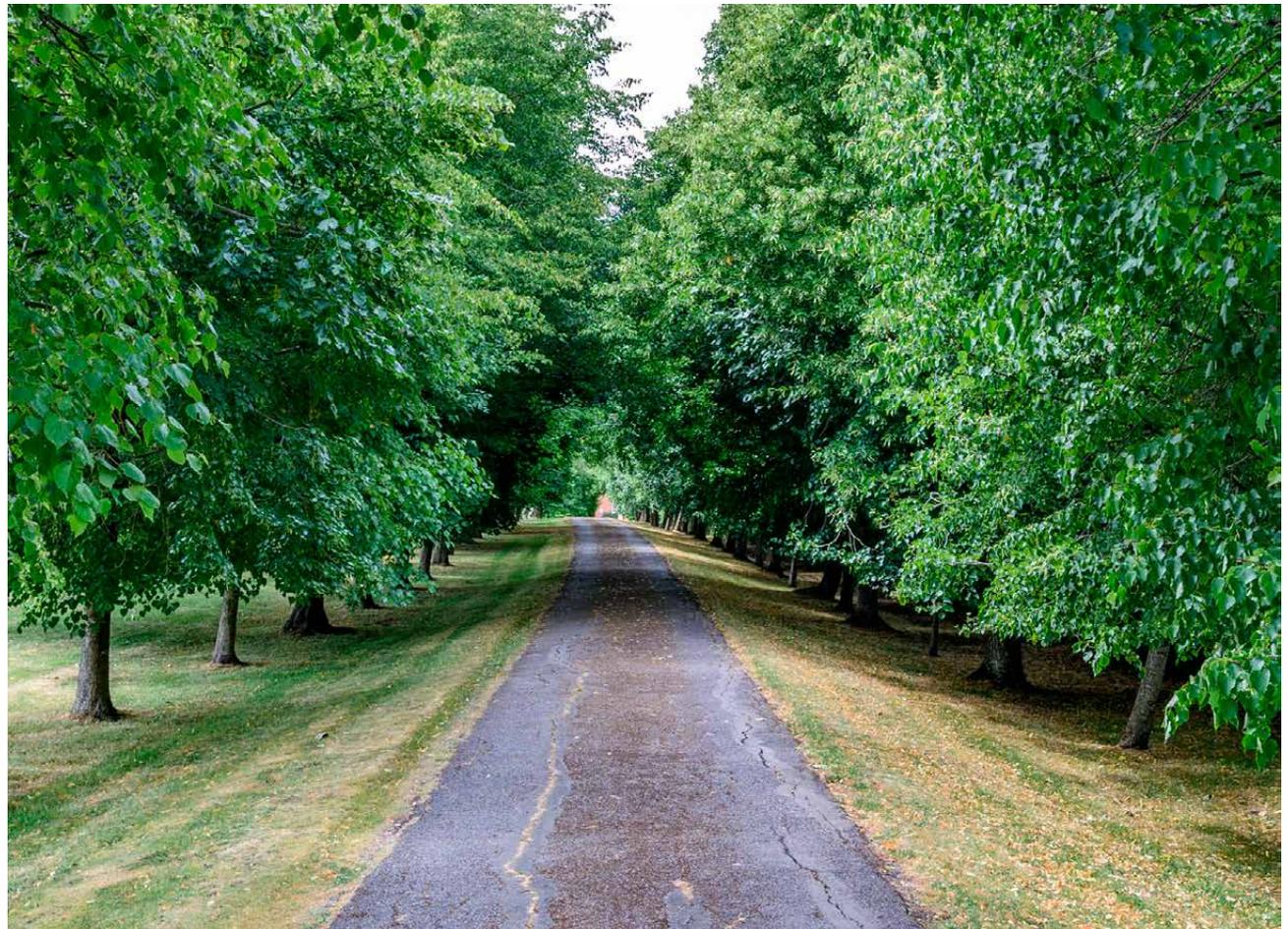
Fixtures and Fittings: All items known as fixtures and fittings are excluded from the sale. However certain items may be available in addition by separate negotiation.

Rights of way, wayleaves and easements: The sale is subject to all rights of support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

What3Words [/// madder.chitchat.friends](https://www.what3words.com/madder.chitchat.friends)

Tenure: Freehold

Guide Price: £3,100,000







# Preston Pastures, Preston on Stour, Warwickshire



Total Area - 13.16 ha / 32.52 ac

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Not to Scale. Drawing No. Z25452-01 | Date 16.09.25



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