

The Old Vicarage
Preston on Stour
Warwickshire



Strutt
& Parker

Land and property. Since 1885.



A comfortable and well-presented former vicarage standing in a secluded private setting in an unspoilt village

The Old Vicarage is a charming, traditional home, dating from the 17th century, with later additions. Beautifully presented, the property mixes the traditional with the new and has an excellent balance of accommodation arranged over three floors. Features include exposed beams, fireplaces and sash windows, along with a modern kitchen and modern bathrooms. The front door opens into a hall, off which are three principal reception rooms, the kitchen/breakfast room and adjacent large utility room. Steps from the hall lead down to a laundry room, shower room/wc and family room. The main staircase leads to the first floor where there are three bedrooms and two bathrooms, one of which is en-suite. There are two further bedrooms accessed by their own staircases.

The Old Vicarage stands in just under an acre of attractive and mature gardens and grounds which are predominately lawned with a number of terraces divided by hedging and pergolas. Within the garden is a swimming pool and a variety of mature trees. There are two areas of parking – one to the north of the house and one to the south. The former has a double carport, whilst the latter has a garage and stores. This building has had planning permission for an office, which has now lapsed. Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

**3747 sq ft (347 sq m) | Freehold
4 reception rooms | Kitchen/breakfast room
5 bedrooms | 3 bathrooms (1 en-suite)
Extensive outbuildings including garaging
About 0.9 of an acre**

Guide price £1,550,000

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. The village has origins reaching back to the Domesday Book and is surrounded by historic parkland and protected countryside. Development is tightly controlled, preserving both its setting and long-established character.

There is access onto an extensive network of footpaths and bridleways over the Alscot Estate, which includes a walk to Stratford-upon-Avon. The nearby village of Alderminster has a pub and farm shop. Stratford-upon-Avon is just 4 miles away providing for most leisure, educational and shopping facilities including a Waitrose store on the Preston on Stour side of the town. Warwick Parkway and Moreton-in-Marsh have rail services into London and the North. There is access to an excellent selection of schools including The Croft Preparatory School and the boys and girls Grammar schools in Stratford-upon Avon.

General

Local Authority: Stratford-upon-Avon District Council
Services: Mains water, electricity and private drainage. Oil fired central heating.

We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band G

EPC Rating: E

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Old Vicarage Preston on Stour, Stratford-upon-Avon
 Main House internal area 2,848 sq ft (265 sq m)
 Garages internal area 369 sq ft (34 sq m)
 Outbuildings internal area 520 sq ft (48 sq m)
 Total internal area 3,737 sq ft (347 sq m)
 Quoted Area Excludes 'Covered Storage Space'

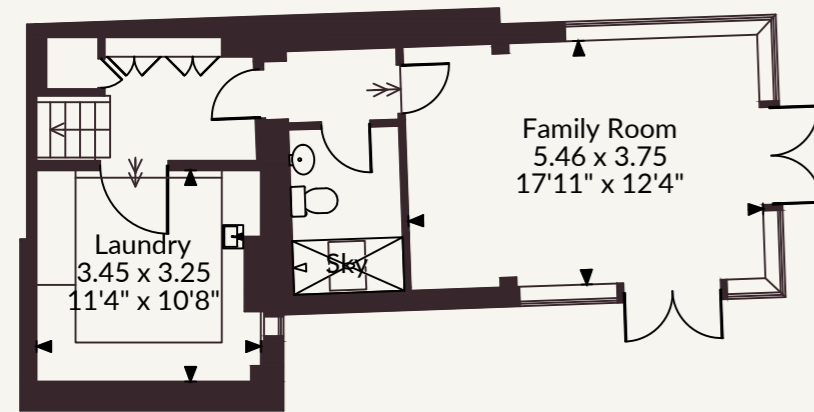


Moreton-in-Marsh

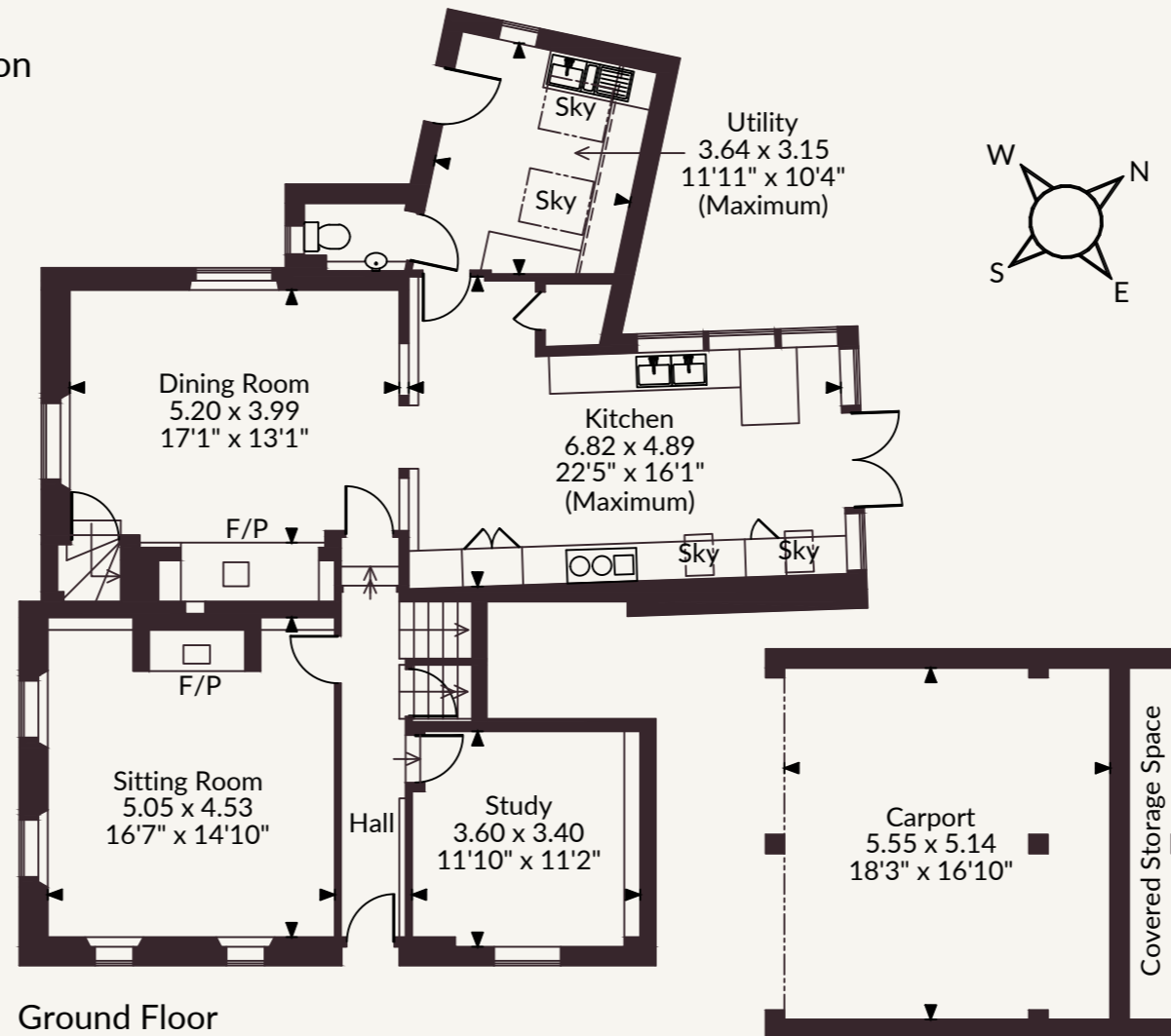
Fosse House, High Street GL56 0LH
 01608 650502 | moreton@struttandparker.com

The Cotswolds have long been a byword for serenity and class, and this blend of heritage and vibrant town life is evident in the area between Stratford-upon-Avon and Moreton-in-Marsh. The nearby centres are alive with activity, where locals and visitors move along historic streets lined with independent shops, cafés and restaurants, set within centuries-old buildings. Timber-framed houses and Cotswold stone sit side by side, while the River Avon flows through Stratford, shaping its character. Shakespeare's birthplace remains a focal point, and the Royal Shakespeare Theatre anchors a cultural life that draws people from around the world, while Moreton-in-Marsh offers a traditional market town feel with a busy high street and strong local identity.

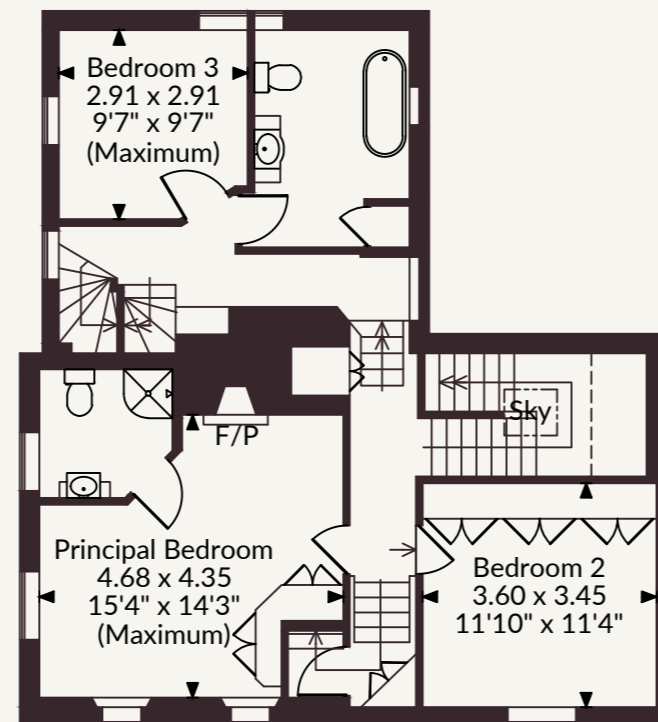
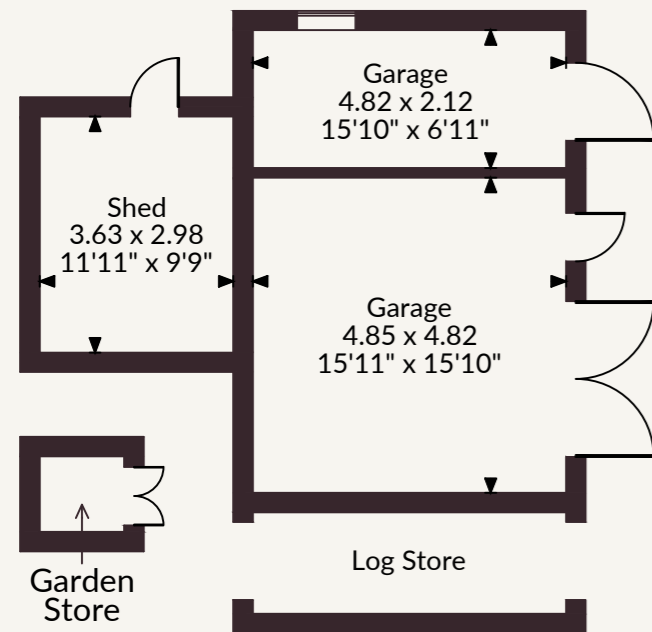
That sense of place extends beyond the towns. Preston on Stour sits comfortably between them, surrounded by rolling countryside where green hills, riverside walks and open parkland offer space to slow the pace. The wider Warwickshire and Cotswold landscape provides balance to town life, with nearby villages and historic landmarks, including Blenheim Palace, adding depth to the area. Strong schools, good transport links and a wide range of amenities complete a setting that combines history,



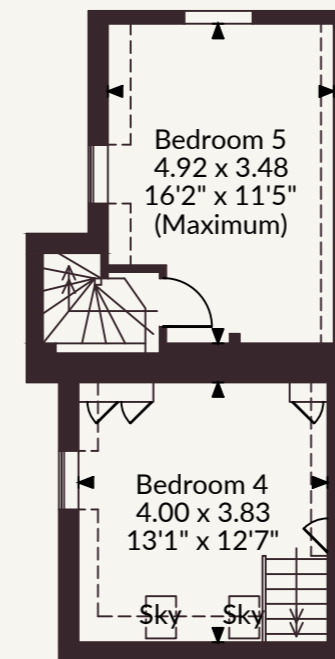
Lower Ground Floor Below Study



Ground Floor



First Floor



Second 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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8684405/SLU

@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken April 2026. Particulars prepared April 2026.



Strutt
& Parker

Land and property. Since 1885.