

ARLESCOTE HOUSE



WARWICKSHIRE/OXFORDSHIRE
BORDERS





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A beautiful Grade II James I house of architectural and historic interest
situated at the foot of Edgehill*

Banbury 7 miles (trains to London Marylebone from 54 minutes) • Leamington Spa 14 miles • Warwick 14.5 miles
Stratford-upon-Avon 15 miles • M40 (J12) 5 miles • London 80 miles
(Distances and time are approximate)

Accommodation and amenities

Reception hall • Sitting room • Drawing room • Dining room • Study • Kitchen/breakfast room
Family room • Utility room • Boot room • Laundry room

Master bedroom suite with dressing room • 5 further ensuite bedrooms • 2 further bedrooms
2 family bathrooms • Billiard room • Upstairs sitting room

Coach House with kitchen and living room, 2 bedrooms, bathroom • Garage • Wine store

Stable yard • Four car garage • Hay loft • 3 Stables • Tack room • Log store • Boiler room

Formal gardens • Tennis court • Swimming pool • Outbuildings/stores • Pavilions
Canals (former moat) • Paddocks

For Sale Freehold

Approx gross internal floor area for main house: 7,783 sq ft

Total (incl. outbuildings): 11,541 sq ft

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Warwickshire

Arlescote is the principal house within the attractive hamlet of Arlescote. Arlescote House sits close to the Oxfordshire/Warwickshire border and is surrounded by beautiful unspoilt countryside. The house lies on the lower slopes of Knowle End, adjoining Edgehill which overlooks the Warwickshire plain.



The hamlet is approximately 7 miles from Banbury which has mainline trains to London Marylebone (54 minutes). Banbury has an excellent range of shops for everyday needs whilst further shopping can be found in the centres of Warwick (13 miles) Stratford-upon-Avon (15 miles), Birmingham to the north and Oxford to the south.



There is excellent state and independent schooling in the local and wider area, including Kington High School, The Croft Prep School in Stratford upon Avon, St John's Priory School in Banbury, Carrdus School in Overthorpe, Winchester House in Brackley, Bilton Grange in Dunchurch and Arnold Lodge in Leamington Spa. Public and Private schools include Tudor Hall School in Bloxham, Rugby, Warwick and Stratford Grammar Schools.



The M40 motorway (J11) is approximately 5 miles away and (J12) at Banbury is about 8 miles and provides excellent access to Oxford, Birmingham (with its international airport) and London (80 miles).



Arlescote House lies within the Warwickshire Hunt with the Heythrop, North Cotswold and Bicester with Whaddon Chase Hunts all nearby. There is racing at Cheltenham, Warwick and Stratford-upon-Avon.



There are excellent golf courses at Stratford, Leamington Spa and Tadmerton.





History

Arlescote House was largely built in the 17th Century - the principal part in 1625 and then enlarged in 1685 and 1710. Inigo Jones who was working in the area at the time of the earlier remodelling is thought to have lent his genius to the house. The first battle of the Civil War in 1642 was fought at Edgehill and King Charles I's two sons, the then Prince of Wales (aged 12) and Duke of York (aged 9) stayed at the house with their tutor during the battle.

Arlescote House

Arlescote is a wonderful Grade II* listed house constructed of Hornton stone. The roof is hipped with squared 19th Century stacks with some stone mullioned windows largely from the 1625 re-build and some sash windows with hooded moulds added in 1685, making for an extremely attractive and symmetrical main façade. The house has two drives leading from the lane.

The main approach is through large wooden gates with squared stone pillars on each side set in a high stone wall leading to a gravel forecourt. The secondary drive is more practical for everyday use and approaches the rear of the house.

The current owners have undertaken a considerable amount of work during their ownership and have refurbished, remodelled and updated the property sympathetically to cater for modern family living whilst maintaining its integrity and preserving the aspects of a property of this period.

Arlescote is the embodiment of the quintessential country house with well-proportioned rooms, in a wonderful edge of village setting. Arlescote House is ideal for family use as well as for entertaining.

The house is entered via a carved stone entrance (1888) through a large oak door into the **entrance hall** that leads to the **sitting room** (the Parlour) and **drawing room** (the Hall). Both of these rooms benefit from high ceilings and are wood panelled with views south to Edgehill. The drawing room is a particularly wonderful room and was formerly the main hall of the house.





The room boasts a large stone fireplace, a walk-in drinks room and has a main door leading out to the gardens on the southern elevation.

The drawing room leads through to the **dining room** and to the **library** which in turn both lead through to the west wing of the house (known as the Brew House) comprising; a large family **kitchen/breakfast room** with oil fired Aga, central Island, granite work surfaces. Adjacent to the kitchen is a **laundry/utility room** with access to outside. Beyond the kitchen are a **pantry** and a spacious **family room/playroom** which leads through to the main **utility room** and **boot room** by the back door.





The bedroom accommodation at Arlescote House is reached via the main period staircase in the hall (drawing room) which rises to a bright and spacious landing. The eastern end of the house is made up of the **master bedroom suite** consisting of a large bedroom with ensuite dressing room and bathroom with shower and separate WC. The centre of the house is made up of **three further bedrooms** (2 ensuite) and a stairs leading to a **billiard room**. The second floor consists of a large landing leading to a **sitting room** and **three further bedrooms** (2 ensuite). There is one further independent **bedroom suite** over the western end of the house.



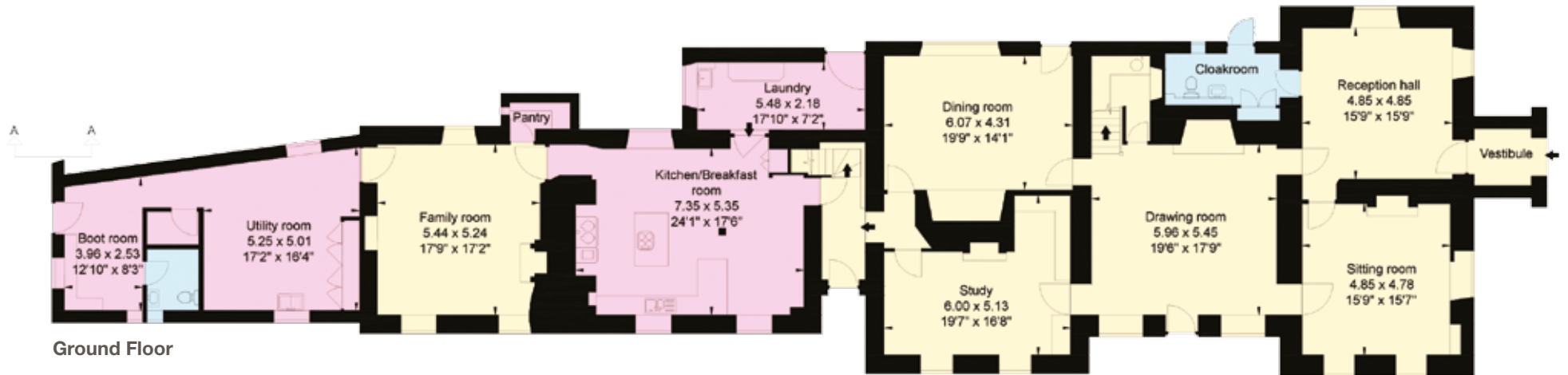
Approximate Gross Internal Floor Area

Main House: 723 sq.m. (7,783 sq.ft.)

Outbuildings: 189 sq.m. (2,035 sq.ft.)

Coach House: 160 sq.m. (1,723 sq.ft.)

Total: 1,072 sq.m. (11,541 sq.ft.)



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage



First Floor



Second Floor

COACH HOUSE



Coach House

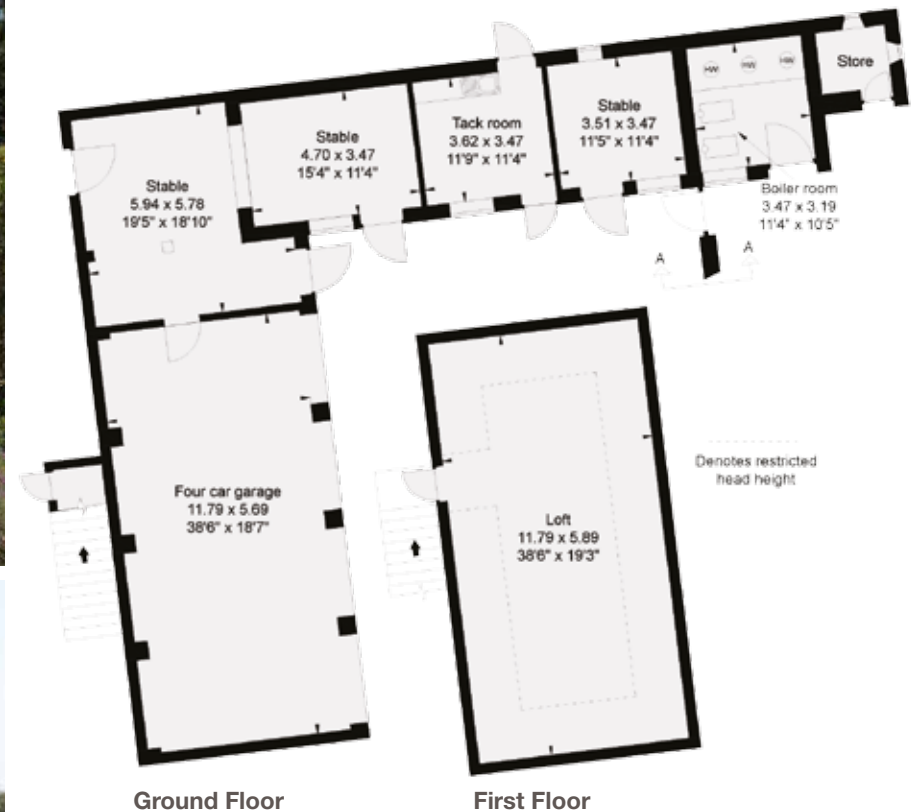
Coach House

The coach house consists of 2 bedrooms, family bathroom and kitchen/living room and would be ideal for a dependant family member, as staff accommodation or could even be let.





OUTBUILDINGS



Outside

Adjacent to the house and at the foot of the back drive is the stable yard. The yard has 3 stables and a tack room. Next to the stables is a 4 bay open fronted stone barn that is currently used for garaging. There is a hay loft above (accessed via steps at the rear).

There is a log store and boiler room located adjacent to the stables.



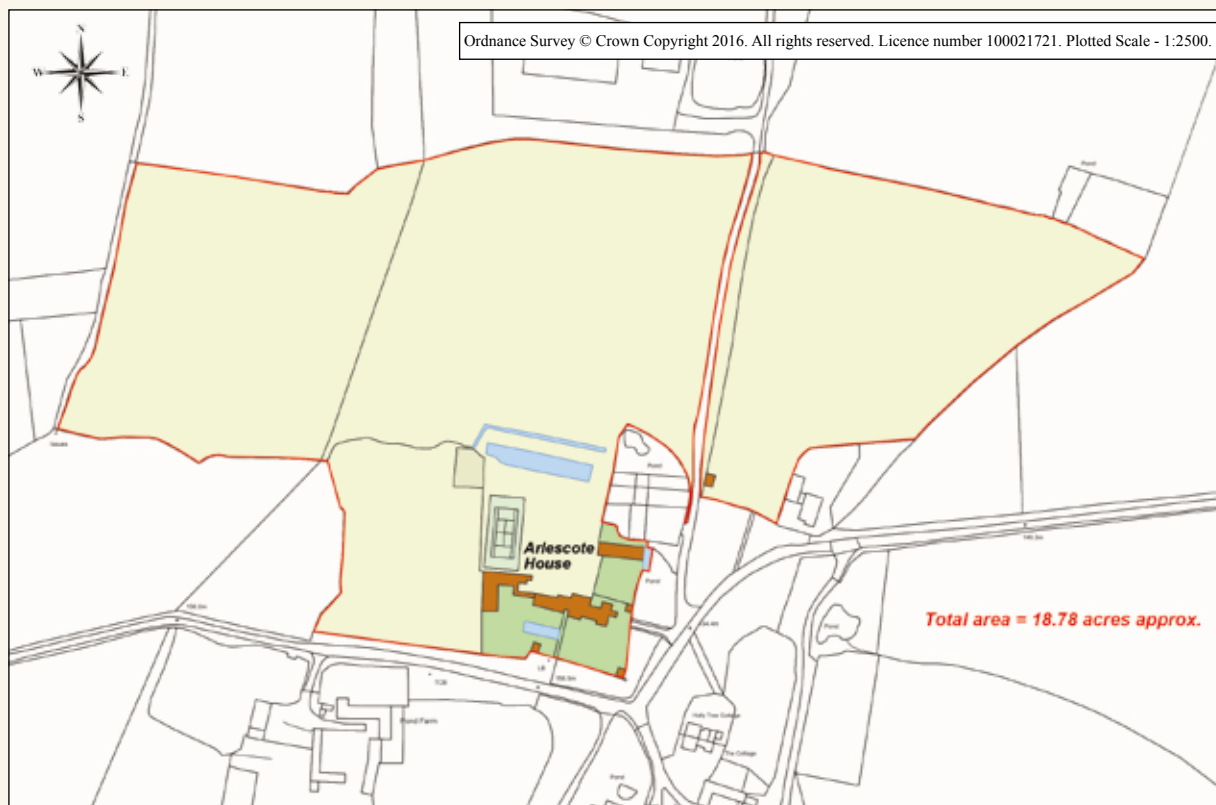
The Gardens and Grounds

The gardens at Arlescote House are principally laid to lawn with a number of mature and specimen trees, wide flower beds and a couple of small canals believed to have once formed a moat around the house reputedly with outlets flowing from one end to River Severn and the other end leading to the Thames. To the south, lawns run away from the house and are enclosed by the garden wall and wrought iron fence.

There are three impressive stone pavilions with ogee roofs within the gardens and these and some of the walls are listed Grade II. The garden to the North of the house leads to a hard tennis court and beyond is a gate leading to the vegetable garden and paddock beyond. To the north east of the house is a walled garden that encloses the swimming pool.

There are two large fields and a paddock which amount to approximately 15 acres of land.





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Services

Mains electricity, mains water, oil fired central heating and private drainage.

Local authority

Stratford-on-Avon District Council.

01789 267575

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Directions (OX17 1DQ)

From M40 J11 at Banbury proceed into the town and take the A4100 north signed to Warmington. After about 6 miles turn left signed Arlescote. After about 1 mile and upon entering Arlescote the entrance to Arlescote House will be on your right.

From the M40 (J12) turn left on to the B4451 and at the roundabout turn left onto the A4100. After about 4 miles turn right signposted to Arlecote and proceed as above.



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