



# Sherbourne Priors

Sherbourne, Near Warwick, Warwickshire





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A stunning Victorian property designed by Sir Gilbert Scott situated in just over 4.5 acres of gardens and grounds.

Warwick 3 miles, Warwick Parkway 3.5 miles, Leamington Spa 5 miles, Stratford-upon-Avon 7 miles  
Birmingham International 21 miles, Birmingham 33 miles  
(Distances & Times approximate)

Reception hall | Drawing room | Family room | Dining room | Sitting room | Games room | playroom | Snug  
Study | Morning room | Kitchen | Pantry | Breakfast room | Stores | Boiler room | Wine cellar

Principal bedroom with en suite shower room | 5 further en suite bedrooms  
Family bathroom | 3 further bedrooms | Attic rooms | Hobby room

Courtyard | Garage | 6 en suite bedroom en bloc | Store | Boiler room

EPC: E

Attractive gardens and grounds

**In all about 4.67 acres**



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## Situation

Sherbourne Priors is located on the fringes of Warwick and Stratford-upon-Avon. The village is excellently located for access to the motorway network and intercity train services.

Warwick is the county town of Warwickshire, a historic market town situated on a bend of the River Avon. The town centre provides convenient shopping, many restaurants and recreational facilities as well as the historic castle.

The area is extremely well provided for with a variety of state, private and grammar schools to suit most requirements including the renowned Warwick Prep School, Warwick School and King's High School For Girls which are all within walking distance. Kingsley School for Girls. and Arnold Lodge School are in Leamington Spa and also within easy reach are the Stratford grammar schools.

Warwick and Stratford-upon-Avon host music festivals and Stratford-upon-Avon is the home of the Royal Shakespeare Company. There are a number of golf courses in the area and racing is at Stratford-upon-Avon, Warwick and Cheltenham.





## Description of property

Sherbourne Priors was built in 1865, designed by the Victorian Architect Sir Gilbert Scott. The house was sold outside of the Sherbourne Estate in the 1920's and was occupied as a private house until 1978 when it was occupied as a residential training centre for executives. For the last several years, it has been a language school.

The property has a range of sizeable and flexible accommodation throughout and could lend itself well to a variety of uses. One enters the property via an entrance hall with stairs rising to the first floor and doors radiating to the principal reception rooms which include a stunning drawing

room, dining room, family room, sitting room and morning room. The ground floor is complimented further by having a well-equipped kitchen, breakfast room, two pantrys, a games room and study.

The first floor comprises of a principal bedroom with en suite shower room, with a further five bedroom suites, two further bedrooms and a separate bathroom. There is a further bedroom, hobby room and attic rooms to the second floor.





## Ancillary Accommodation

To the north east of the property there are two courtyards. The first gives access to a garden store and the boiler room. The second courtyard has a separate entrance which gives access to a garage and a six en suite bedrooms en bloc.

## Gardens and grounds

The property is situated within approximately 4.67 acres. The gardens and grounds surround the property and have a range of mature trees, herbaceous shrub bed borders, a spinney and several paddocks that would lend themselves well to those with an equestrian interest. The formal gardens are mainly laid to lawn with attractive open views over the fields beyond.



## Note

The property was in most recent use as a language school and current planning permission is for a residential language school, conference and small function venue. The property would lend itself to a variety of commercial and residential uses subject to obtaining the necessary planning consents.

## Services

Mains water and drainage are connected to the property. Gas central heating.



## Fixtures and fittings

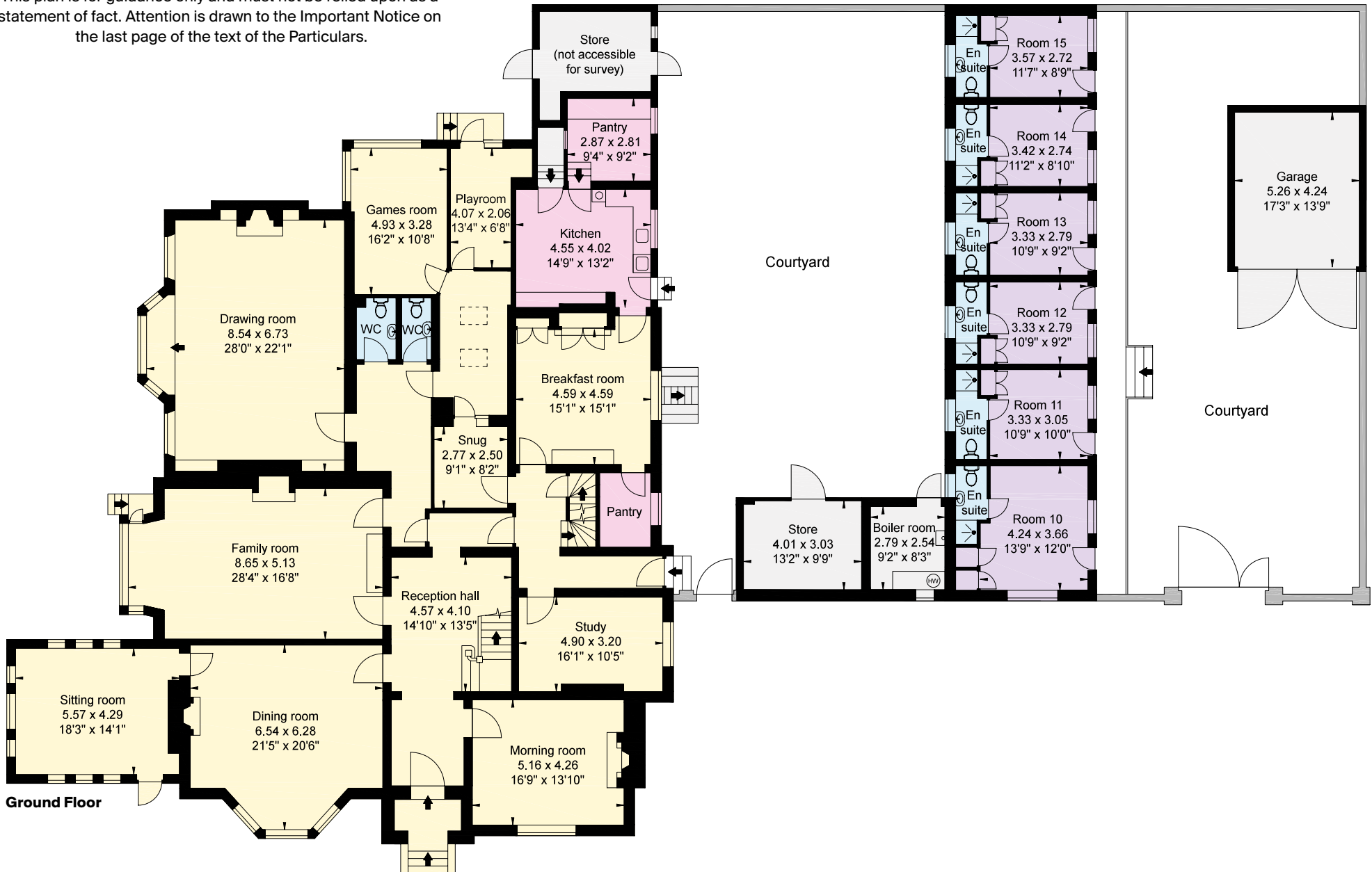
Only those items mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

## Directions (CV35 8AL)

From the Knight Frank Stratford-upon-Avon office take the Warwick Rd/A439 out of town towards M40 and Warwick. At the roundabout take the Stratford Road/A46 exit. Continue onto Watery Lane where the property will be found on the right.

**Approximate Gross Internal Floor Area**  
**Main House: 894 sq m (9,625 sq ft) excludes Loft spaces**  
**Additional Buildings: 145 sq m (1,563 sq ft)**  
**Total: 1,039 sq m (11,188 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



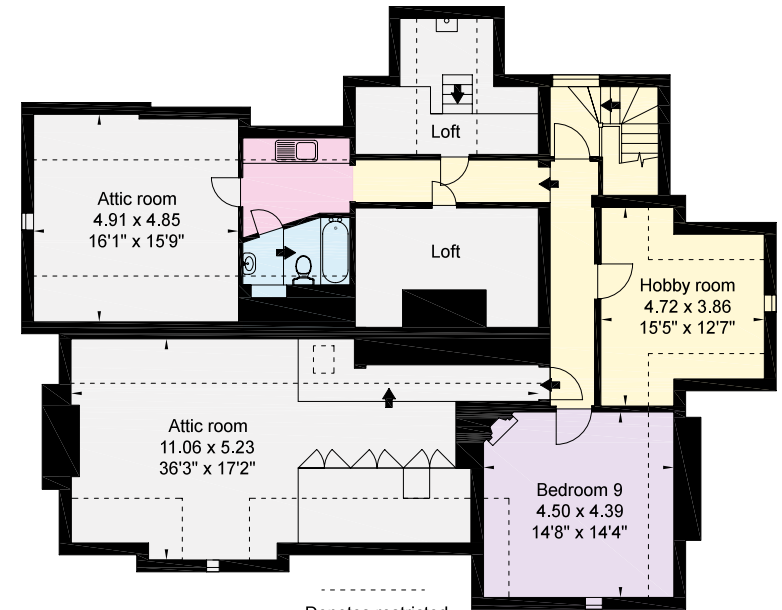


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Cellar**

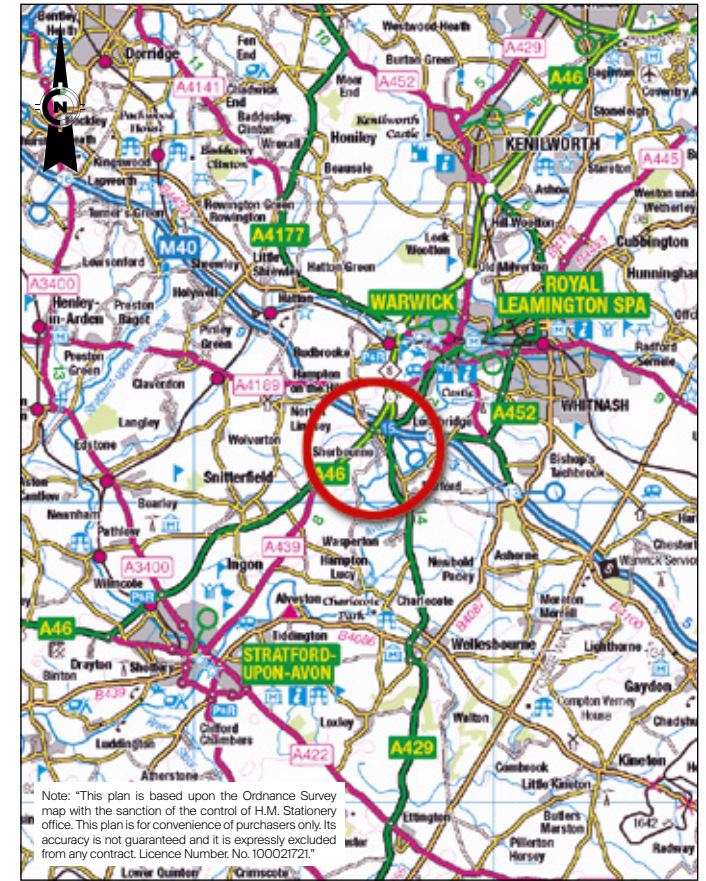
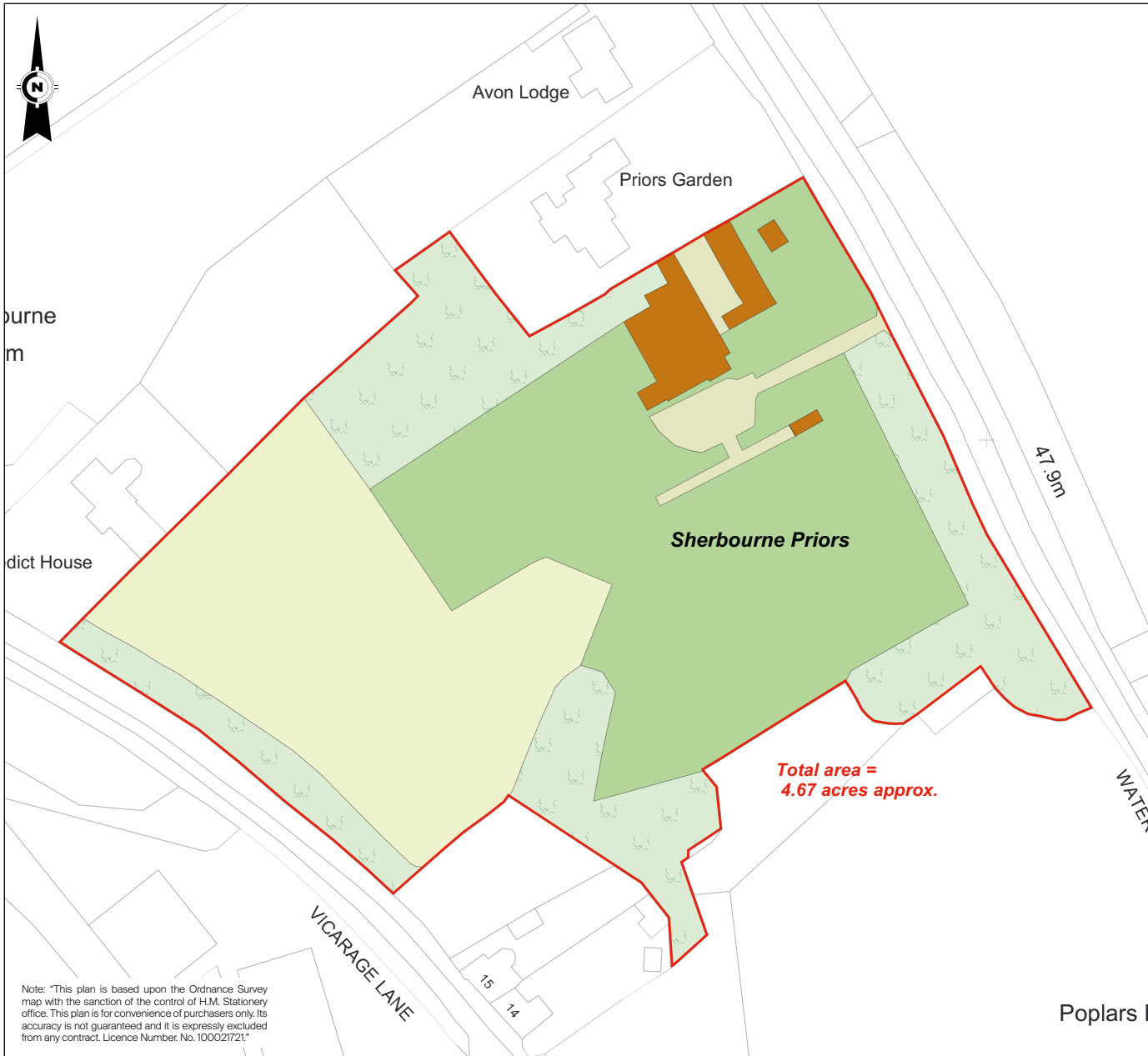
**First Floor**



Denotes restricted head height

**Second Floor**





## Terms

**Tenure:** Freehold

**Local Authority:** Warwick District Council.  
Telephone 01926 410410

## Viewing

By prior appointment only with the agents.



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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