



# EDWARDS

ESTABLISHED 2007

LAVENDER COTTAGE  
ARDENS GRAFTON



# KEY FEATURES

- Historic double-fronted Blue Lias stone cottage dating back to the late 1600s
- Once the original farmhouse for the hamlet of Ardens Grafton
- Packed with period features: exposed beams, flagstone floors, inglenook fireplace, original serving hatch and a well
- Hand-built timber orangery with doors opening onto a west-facing terrace
- Stunning panoramic views over rolling countryside – among the best in the area
- Four double bedrooms plus cellar with conversion potential
- Two garages, ample off-road parking, and a large outbuilding with further potential (STPP)
- Beautiful English garden with front-row seats to glorious sunsets





# TAKE A LOOK

## A True English Classic

Set in the heart of the pretty hamlet of Ardens Grafton, this beautiful double-fronted Blue Lias stone cottage is everything you hope a historical building might be – full of character, steeped in history, and framed by some of the best countryside views around.

Believed to date back to the late 1600s, this was once the original farmhouse for the hamlet, and it still holds that sense of grounded permanence that only comes with time. Worn flagstone floors, a well, exposed timbers, and an original serving hatch in the sitting room are just some of the features that root this home in its past, while more recent additions – such as the handcrafted timber orangery and two-storey extension – have brought space, light, and comfort to everyday living.

The front door opens into a hallway, with stairs ahead. To the left is a warm and inviting sitting room, complete with flagstone flooring and a feature fireplace that speaks of winter evenings and quiet moments. On the right, the dining room offers the same character, but with the welcome addition of a wood-burning stove, exposed beams and a door to a single-vaulted cellar – a useful storage space today, and perhaps a cinema room or wine store tomorrow.

From the dining room, time-worn steps take you gently down into the heart of the home – an open-plan kitchen and breakfast room with an impressive inglenook fireplace and doors leading into the bespoke orangery. The orangery itself is a room that brings the outside in, perfectly framing a view that genuinely stops you in your tracks. Elevated and open, the landscape stretches out before you like a living painting, changing with the seasons and catching the golden evening light.

Upstairs, there are four bedrooms – each one capable of housing a double bed – and a three-piece family bathroom. The main bedroom and 3<sup>rd</sup> bedroom include built-in wardrobes, while the fourth bedroom has a dog-leg staircase leading to a handy loft store – a quirky and practical feature you'd only find in a home of this age.

In summary:

This is a rare opportunity to own a truly special home – one that blends history, beauty, and rural charm, while still offering space, potential, and everyday practicality.





# /READY STEADY COOK/



An open-plan kitchen and breakfast room with an impressive inglenook fireplace and doors leading into the bespoke orangery



/SIT BACK RELAX/







/COME DINE WITH ME/







/ SWEET DREAMS /







Approximate Boundary

/GARDENS/GROUNDS/



## /GARDENS/ /GROUNDS/



Outside, the cottage has a classic English country garden, mainly laid to lawn with a vegetable plot. Beautifully positioned to soak up countryside views, and in the summer, you'll have a front-row seat to some truly stunning sunsets. There's also a large outbuilding with potential – subject to consent – to be turned into a home office, bar, or garden room. And unusually for a cottage of this period, there are two garages – one smaller single garage at the front which was formerly a scullery, and a larger 21-foot garage with an attached store and even an outside loo.





# PROPERTY LOCATION



# PROPERTY INFORMATION

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.15 acres		
Year Built :	1692		
Council Tax :	Band E		
Annual Estimate:	£2,909		
Title Number:	WK344728		

## Local Area

Local Authority:	Warwickshire
Conservation Area:	Ardens Grafton
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds		
(Standard - Superfast - Ultrafast)		
3 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



## LOVE DETAIL?

For a full report on this property click the link below or scan the QR code

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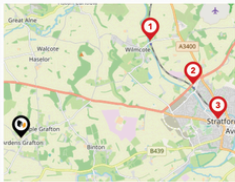


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# PROPERTY PLAN



# FURTHER INFORMATION



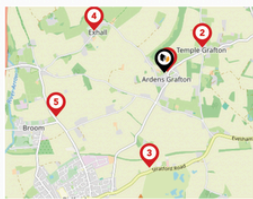
Pin	Name	Distance
1	Wilmcote Rail Station	4.07 miles
2	Stratford-upon-Avon Parkway Rail Station	4.53 miles
3	Stratford-upon-Avon Rail Station	4.96 miles



Pin	Name	Distance
1	M40 J16	10.52 miles
2	M42 J3A	11.32 miles
3	M42 J3	11.81 miles
4	M42 J4	13.43 miles
5	M42 J2	13.04 miles



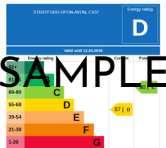
Pin	Name	Distance
1	Birmingham Airport	18.88 miles
2	Baginton	19.63 miles
3	Staverton	24.79 miles
4	Kidlington	33.15 miles



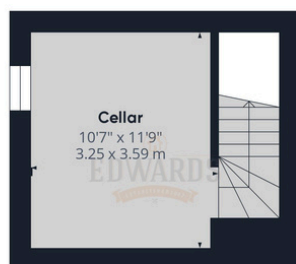
Pin	Name	Distance
1	Church Bank	0.04 miles
2	Church Bank	0.54 miles
3	Bidford Health Centre	1.12 miles
4	Church	0.96 miles
5	Turn	1.37 miles



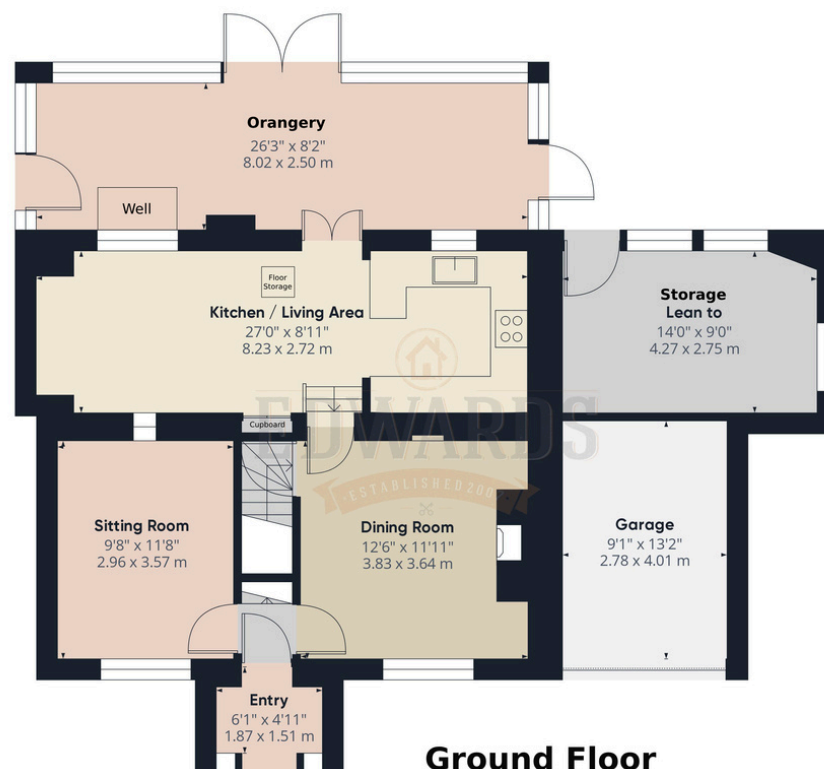
Pin	Name	Distance
1	Laverton (Gloucestershire Warwickshire Railway)	11.89 miles







**Cellar**



**Approximate total area<sup>(1)</sup>**

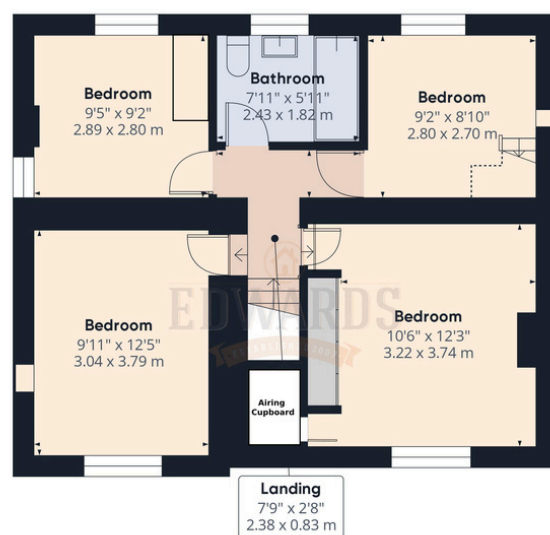
2094.44 ft<sup>2</sup>

194.58 m<sup>2</sup>

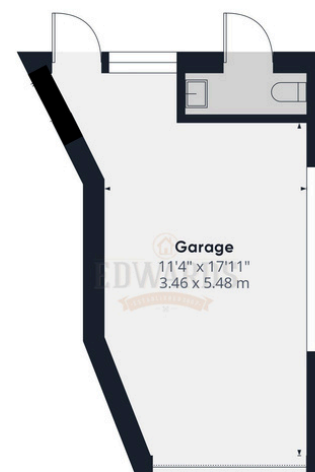
**Reduced headroom**

11.18 ft<sup>2</sup>

1.04 m<sup>2</sup>



**Outbuilding**



**Garage**

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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