



6 THE OLD WALLED GARDEN

COMPTON
VERNEY



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COMPTON VERNEY,
WARWICK CV35 9HJ

What Three Words: ///owls.baroness.broadens

It's a rather pleasant drive out to Compton Verney, through some lovely countryside. Many of us have no doubt made the journey several times, visiting the art gallery and park contained within the elegant Grade I listed house there.

There are a small number of properties that sit above Compton Verney, and a smaller number still that enjoy views down to the lakes and parkland of the estate, of which No. 6 The Old Walled Garden is one.



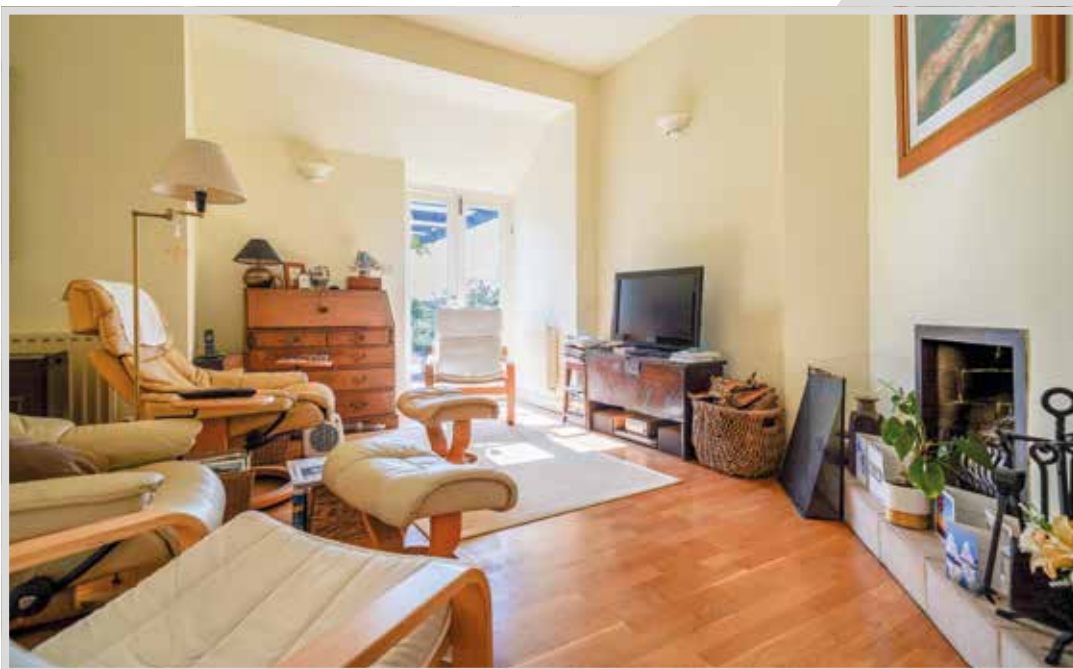






HOMELY YET REFINED

No. 6 is a detached bungalow, with self-contained annex, large carport and substantial grounds tucked away at the end of a private driveway—the epitome of peace and quiet in harmony with nature.





INVITING LIVING SPACES

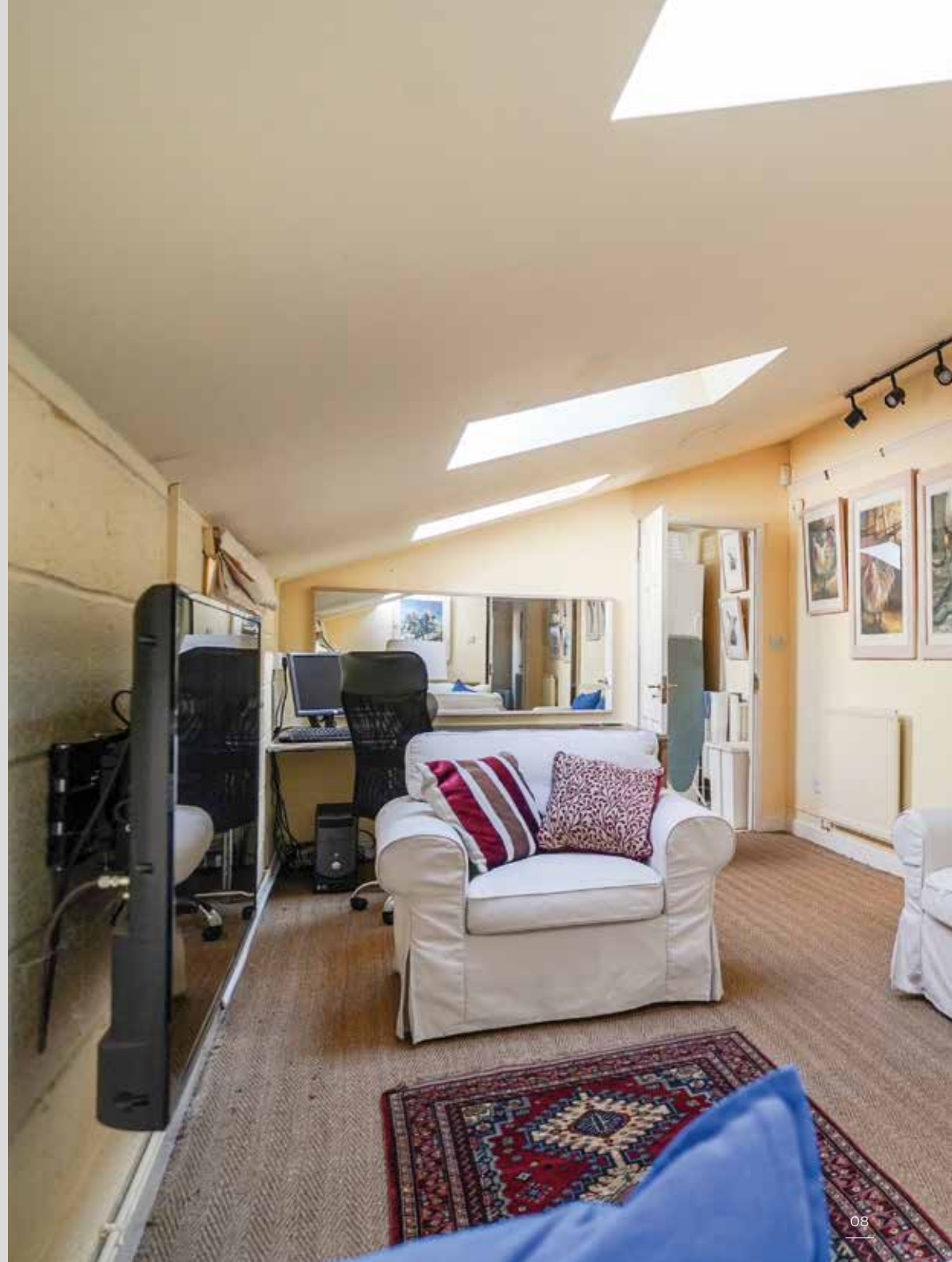
The bungalow has wonderful living spaces, bathed in natural light and with views across the landscaped garden. There's also a natural wood floor that just glows in the light; it's easy to picture any season in this home, whether huddled around the log burner or with doors flung open in the summer. Additionally, three bedrooms (including a master suite) and three bathrooms offer versatile living arrangements. Finally, the reception hall is worth a mention—sumptuous and dark.





SELF-CONTAINED ANNEX STUDIO

The self-contained studio/annex has long been ancillary accommodation for visiting family and an art studio for my talented client. Children speak of their “best night’s sleep” away from the hustle and bustle of daily life. The inclusion of this annex further adds to the versatility of this country home.









PROPERTY HIGHLIGHTS

- Elevated plot with majestic lake/parkland views
- Approximately 3 acres of house, gardens and paddock
 - Detached bungalow + self-contained annex
 - Light, open living; 3 beds/3 baths; dramatic hall
 - Handmade kitchen with granite work surfaces
 - Triple car port, store, workshop
- Gardens & paddock: terraces, lawn, kitchen garden, pond, fruit trees
- Compton Verney: historic Adam/Brown landscape; vibrant gallery & park
- Schools: Kineton Primary/High; Stratford Girls' Grammar; Warwick independents
- Connections: 20–30 mins to key stations; ~1h20 to London; ~35–40 mins to BHX; ~1h45 to London by car





SPACIOUS
MASTER SUITE







LOCAL SCHOOLS

Primary

Kineton C of E Primary School (approx. 2 miles).

Secondary

Kineton High School (approx. 2 miles).

Selective/Grammar

Stratford Girls' Grammar School (Stratford-upon-Avon, approx. 9 miles).

Independent

Warwick School and King's High School (Warwick, approx. 10–11 miles), The Croft Preparatory School (Stratford-upon-Avon).

(Distances are approximate road distances from Compton Verney.)



GENEROUS OFF-ROAD SPACE

This home isn't all views and gardens—it's full of practicalities too, such as the triple car port with store and workshop (the latter needing some repair), together with a generous gravel driveway.







SERENE COUNTRYSIDE VIEWS

Saving the best till last brings us neatly to the gardens and paddock which total **about 3 acres**. No. 6 is a gardener's dream, with distinct areas of paved terracing for alfresco dining, lawn, kitchen garden, fruit trees, summer house, natural pond and much, much more—all with majestic views across the paddock, and the Compton Verney estate beyond. A membership here costs just £45 a year—essential for the new owners, in our view.





COMPTON VERNEY THEN & NOW

In the late eighteenth century the house and park were transformed by architect Robert Adam and landscape designer Lancelot “Capability” Brown, who introduced the sweeping lawns, clumps of trees and serpentine lake that define the setting today. In recent decades Compton Verney has been reinvented as a leading art gallery and 120-acre historic park, hosting year-round exhibitions, open-air sculpture and family events—heritage, art and nature in one place, right on your doorstep.





CONNECTIONS

By rail

Leamington Spa, Warwick Parkway, Stratford-upon-Avon and Banbury are typically 20–30 minutes by car; fastest services to London Marylebone from Warwick Parkway are around 1 hour 20 minutes.

By road

Central London is roughly 90 miles (around 1 hour 45 minutes, traffic permitting).

Air travel

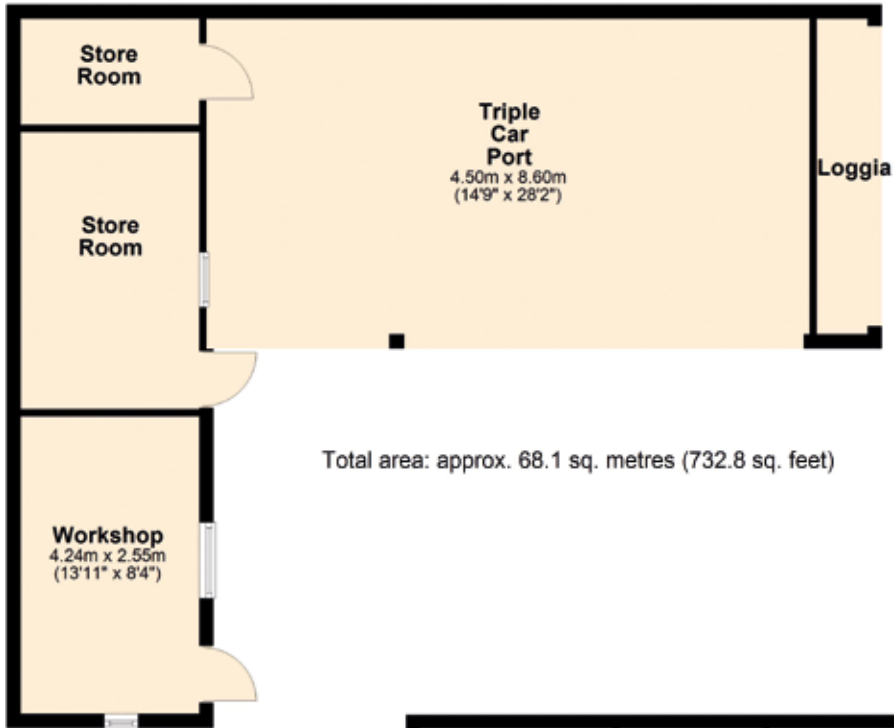
Birmingham Airport is about 26–28 miles (around 35–40 minutes by car).



Total area: approx. 213.3 sq. metres (2296.3 sq. feet)

Ground Floor

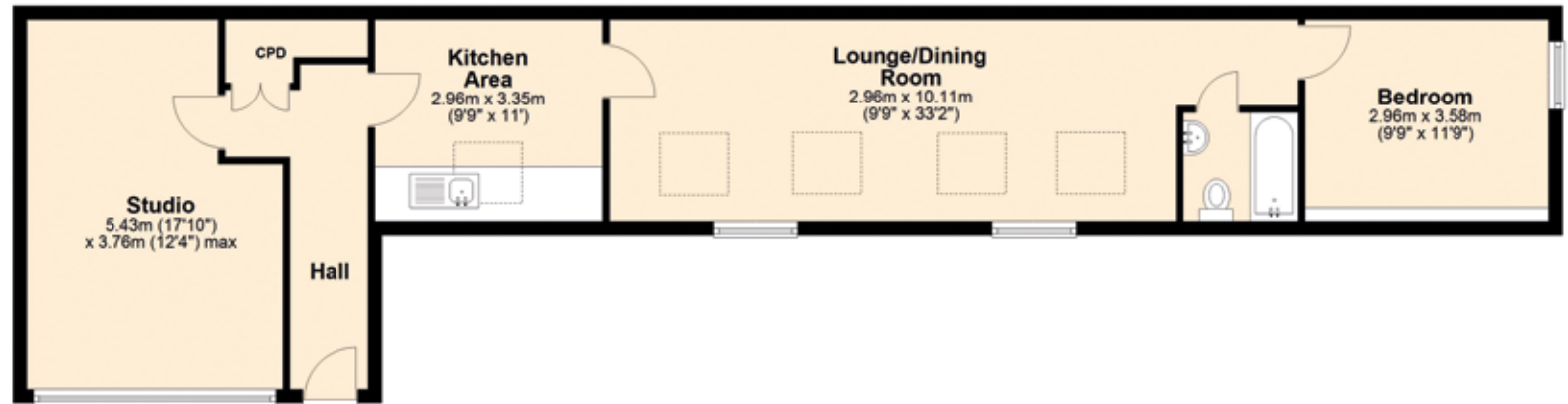
Approx. 68.1 sq. metres (732.8 sq. feet)



Total area: approx. 68.1 sq. metres (732.8 sq. feet)

Ground Floor

Approx. 78.8 sq. metres (848.3 sq. feet)



Total area: approx. 78.8 sq. metres (848.3 sq. feet)



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