

Hirons Farm, Cherington, Warwickshire







A beautiful Grade II listed farmhouse with cottage, a range of outbuildings and 10 acres

Summary of accommodation

Main House

Ground Floor - Reception hall | Cloakroom | Sitting room

Snug/study | Kitchen/breakfast room | Dining room

Games / Entertaining room | Utility room

First Floor - Three double bedrooms | Bathroom

Shower room

Second Floor - Double bedroom and ensuite bathroom

Outbuildings

Self-contained one-bedroom cottage

Stone barn for studio/office/games room | Stores

Agricultural barn | Stables | Shepherds Hut

Garden and Grounds

Mature terrace at the rear of the house with lawned area beyond the barn.

In all about 10.5 acres



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Location

Hirons Farm is positioned in an elevated position in the picturesque village of Cherington. This South Warwickshire village is well located on the Warwickshire / Oxfordshire border in an Area of Outstanding Natural Beauty (AONB) and offers a village hall, parish Church, Hook Norton Brewery public house and the renowned Cotswolds Distillery.

Further local amenities can be found in Long Compton and Upper and Lower Brailes with the nearby centres of Shipston on Stour, Chipping Norton and Moreton-in-Marsh all providing a range of excellent shops, restaurants and pubs. The popular Daylesford Organic and Soho Farmhouse members club are also within easy reach.

Banbury, Stratford upon Avon and Oxford provide larger regional shopping facilities, and for the commuter there is easy access to both the A44 and M40 with direct rail links to London from Moreton in Marsh and Banbury taking 90 and 60 minutes respectively.

Sporting and leisure facilities within the locality include equestrian activities, golf at Feldon Valley, Chipping Norton, and Broadway, and a network of local footpaths and bridleways.

Distances

Shipston-on-Stour 4.5 miles, Moreton-in-Marsh 7 miles (trains to London Paddington from 90 minutes), Banbury 12 miles (trains to Marylebone from 60 mins), Chipping Norton 9 miles, Oxford 29 miles, Birmingham International Airport 39 miles.

(distances and time approximate).





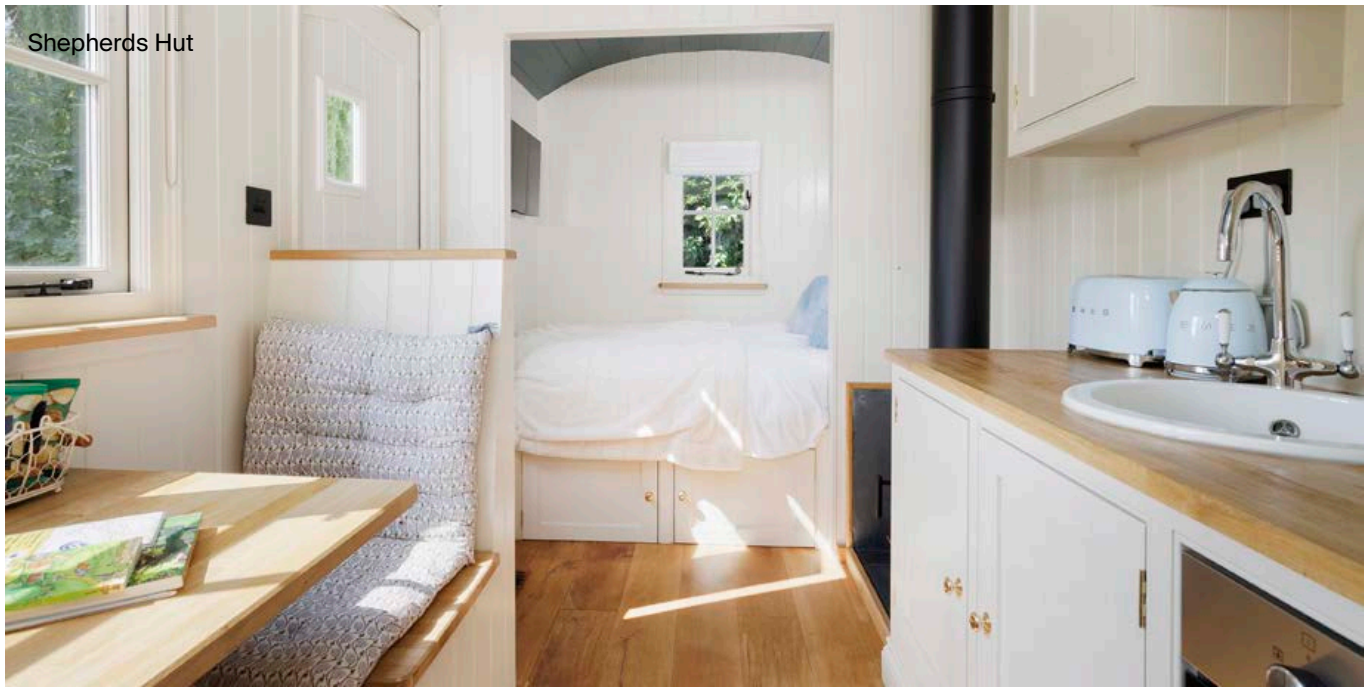
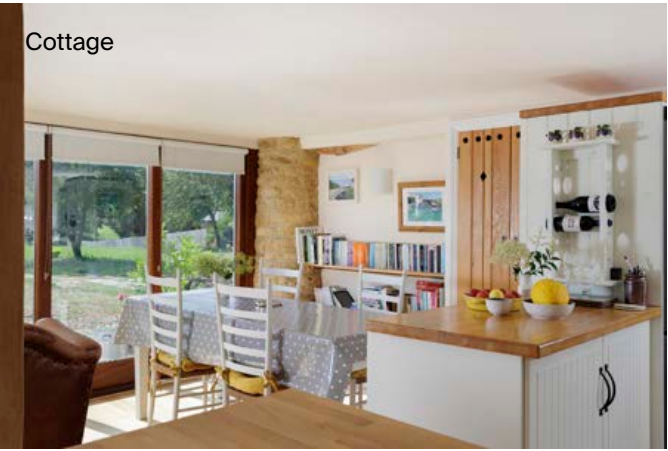
Hirons Farm

Hirons Farm is a stunning Grade II listed farmhouse presented in immaculate order with a range of outbuildings including a stone barn, separate cottage, stables and stores all in 10.5 acres.

The main house provides light and spacious accommodation with a great deal of characterful features. The ground floor offers an entrance hall with cloakroom off, leading through to a beautiful kitchen breakfast room with a range of fitted units, large island and electric Aga. The dining room adjoining the kitchen offers wonderful entertaining space with a generous games/entertaining room beyond with vaulted ceiling and double doors leading onto the terrace. A well-proportioned drawing room is on hand with inglenook fireplace and a study/snug.

On the first floor the accommodation extends to three double bedrooms and two bathrooms, the main bedroom benefitting from a vaulted ceiling. The rooms are generous and light and offer some wonderful character features. Stairs lead to the second floor where a further bedroom with ensuite is provided.





Approximate Gross Internal Floor Area

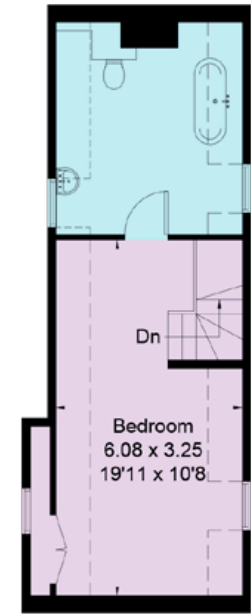
255.9 sq m / 2,754 sq ft



Ground Floor



First Floor



Second Floor



 = Reduced head height below 1.5m

Approximate Gross Internal Floor Area

539.5 sq m / 5,807 sq ft





Garden and Grounds

The property offers a range of outbuildings including Hirons Barn, a delightful self-contained one-bedroom cottage perfect for family to stay or as a holiday let, a large stone barn which provides fantastic space as a party barn, office, studio or even as a further self-contained unit. Two stores adjoin the stone barn. At the rear of the property a large agricultural barn, six stables and a tack room with paddocks to the side and the rear.

Hirons Farm enjoys 10.5 acres in total with some beautiful countryside views. A large terrace can be found to the rear of the house providing the perfect spot to enjoy the sun of a summer evening. A large, gravelled drive and parking area allows ample parking for guests.





Property Information

Tenure: Freehold.

Services: Mains water, electricity and drainage. Solar PV and battery technology.

Local Authority: Stratford upon Avon Council.

Telephone: 01789 267575.

Council Tax: Band G

Postcode: CV36 5HS

What3Words: ///weeknight.deals.solicitor

Viewings

All viewings strictly by appointment only through the vendors' sole selling, Knight Frank LLP.



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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