



**DM&Co.**  
YOUR PREMIUM AGENT

**FURTHER HILL GRANGE  
ULLENHALL  
B95 5PN**

This fabulous distinguished 1930s residence boasts breath-taking unspoilt countryside views. With over 10 acres, 5 bedrooms, 4 bathrooms, 4 reception rooms, a study, swimming pool, and stunning grounds, this well-maintained home offers tranquillity within an exceptional setting.



## FURTHER HILL GRANGE, ULLENHALL

This delightful 1930s residence offers a rare opportunity to enjoy a beautifully maintained home with spectacular views stretching as far as the eye can see. The current owners have cherished and cared for this property for over 30 years, and its immaculate condition is a testament to their dedication. With over 10 acres of picturesque countryside, the property features a sweeping drive, electric gated entrance, and a single garage.

Inside, the home offers a harmonious blend of original features and modern amenities. The entrance porch leads to a hallway with wooden flooring, opening into a double aspect drawing room. The dining room boasts a stone fireplace, and feature radiators are found throughout the reception rooms. The kitchen, refitted three years ago, boasts French doors leading to an indoor swimming pool with incredible views.

Upstairs, the winding staircase leads to a spacious principal bedroom with an en-suite bathroom featuring a freestanding bath, walk-in shower, and underfloor heating. The guest bedroom has access to a Jack and Jill bathroom. Additional bedrooms offer comfort and charm, with fitted furniture and unique features like independent staircases and pretty double aspect views.

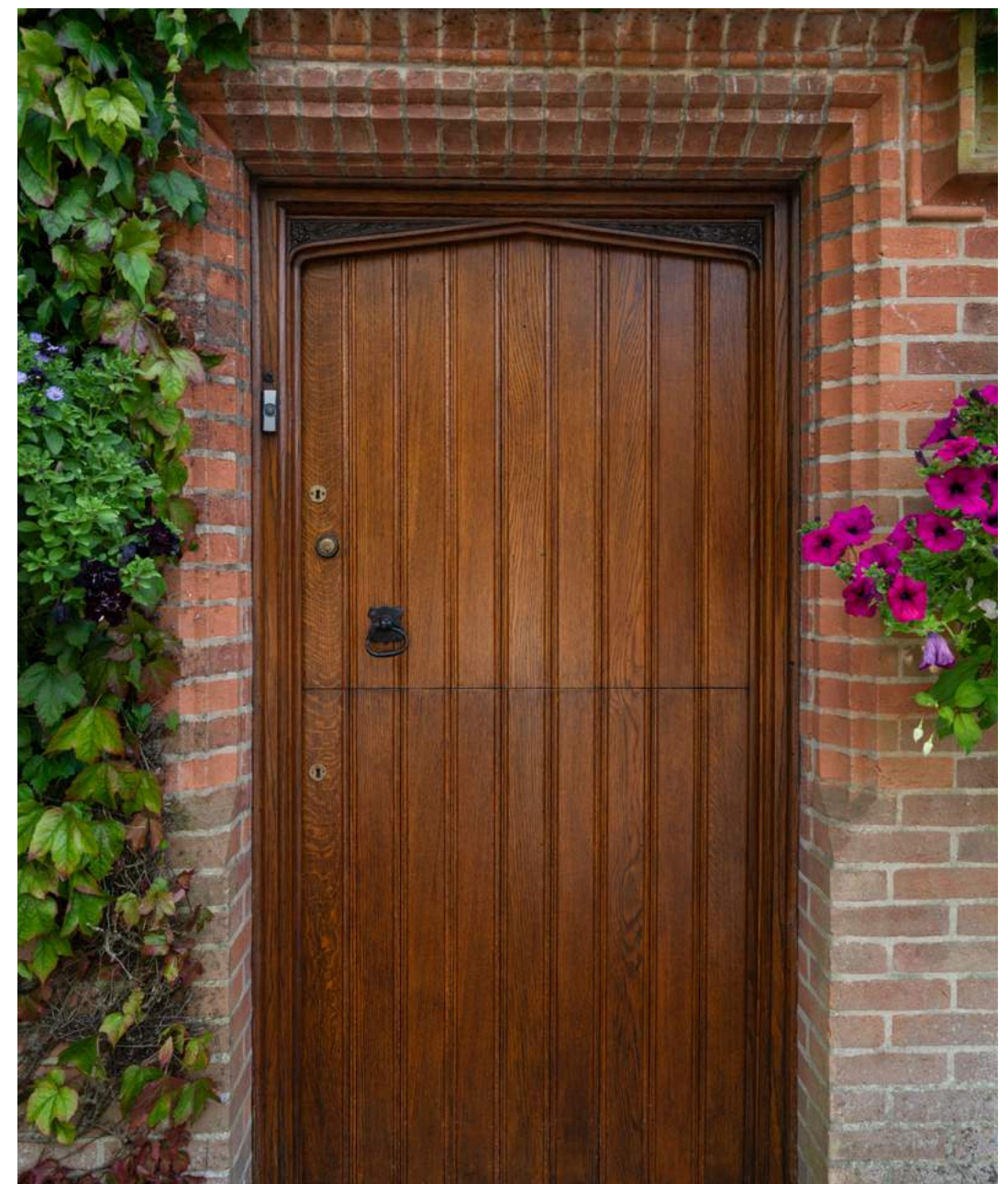
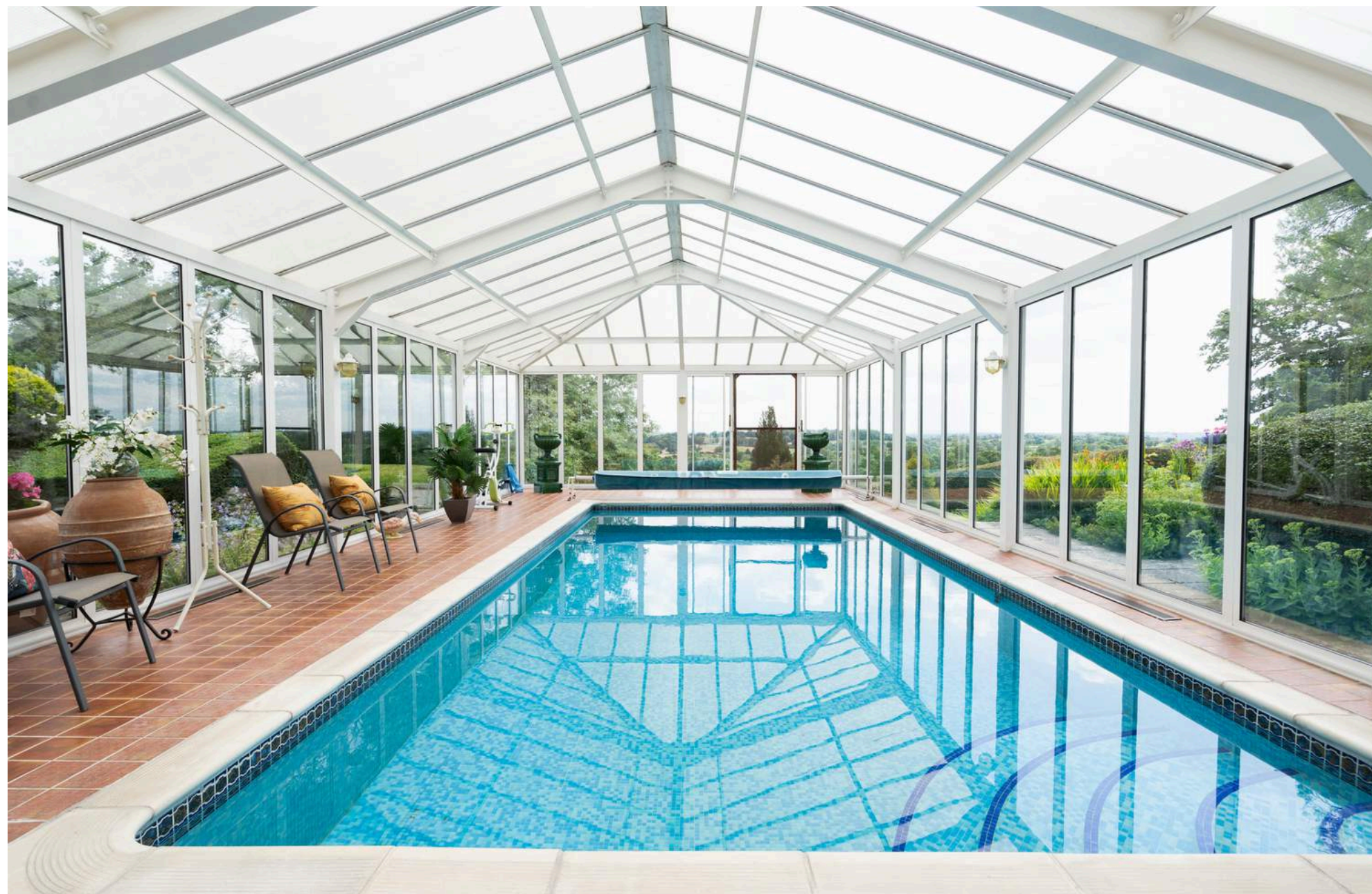
Outside, the property is equally impressive with three stables, extensive driveways, a paddock, and a stunning garden featuring ponds, water features, and rose arbours.













Entering through a beautiful original wooden door, the porch leads into a welcoming hallway with elegant wooden flooring. The double aspect drawing room is a highlight, featuring original wooden flooring, a wood burning stove with a mirror TV above and ample natural light from large windows. The dining room, adorned with a stone fireplace, provides a perfect setting for family meals and entertaining guests.

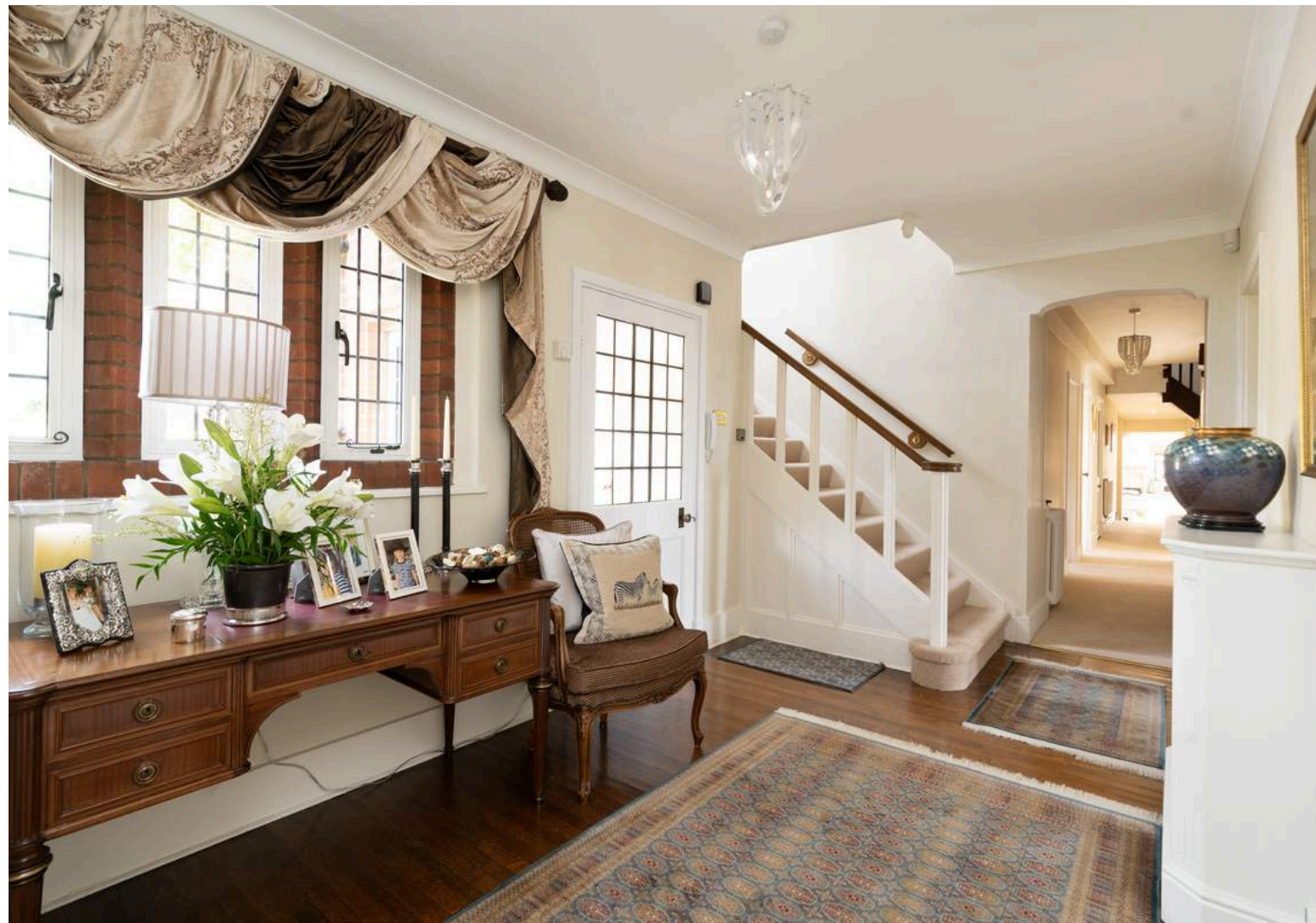
A ground floor cloakroom and WC with electric underfloor heating add to the convenience, while two studies—one at the front and one at the rear—are equipped with fitted furniture, making them ideal for working from home. The windows, sympathetically replaced 10 years ago, are set within stunning stone mullion frames, preserving the home's historic charm.

The family room, with its log burner and panoramic window, offers breath taking views and French doors that open to the garden.

Steps lead down to a utility room and boiler room, with a new Worcester boiler installed in April 2024, providing access to the outside bin store. The kitchen, refitted three years ago, features modern quartz worktops, gas AGA, two electric ovens, a pantry, and French doors leading to the indoor swimming pool. The pool, measuring 8m x 3.75m, offers incredible views, creating a perfect oasis for relaxation and leisure.















The upstairs is accessed via a beautiful winding staircase with an oak handrail, leading to a spacious landing. The principal bedroom is a standout feature, offering fitted wardrobes, a working real fire, and an en-suite bathroom with a freestanding bath, walk-in shower, and underfloor heating.

The guest bedroom also impresses with fitted wardrobes, an open fireplace, and access to a Jack and Jill bathroom, perfect for accommodating visitors.

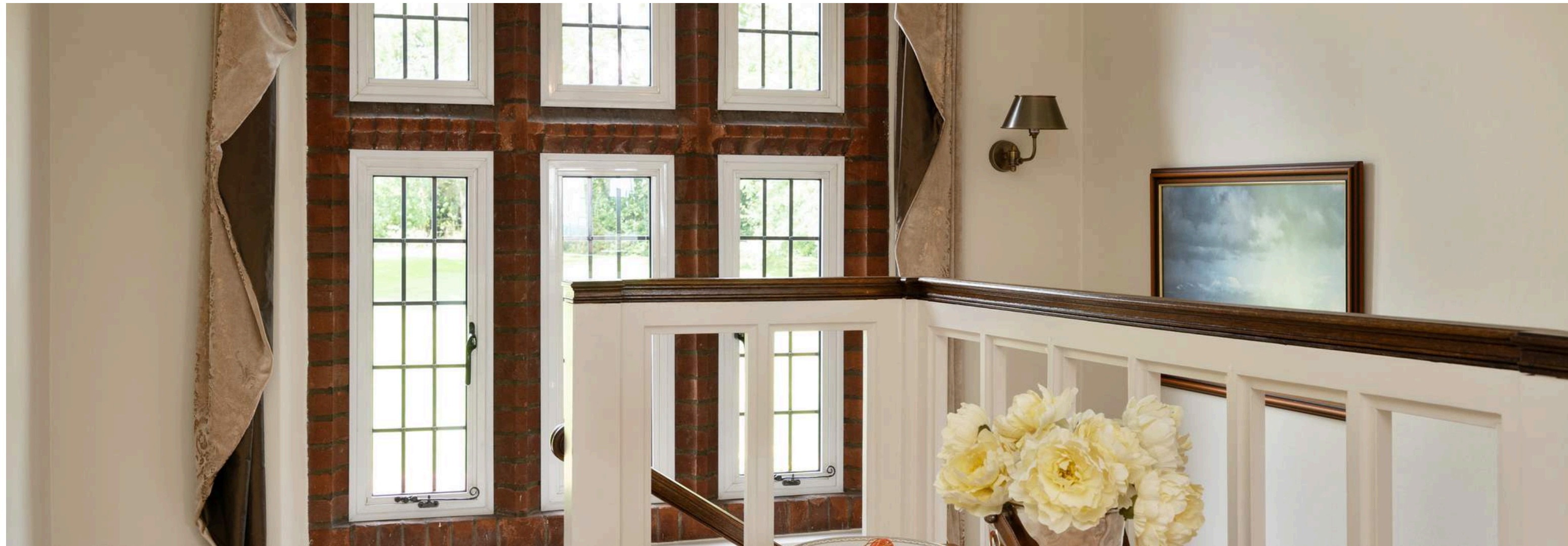
Bedroom three is a comfortable double with fitted furniture, while bedroom five, a single room with double aspect views, provides a charming space. An additional bathroom features a small corner bath, catering to the needs of the household. Bedroom four, accessed via an independent staircase, includes a shower room and eaves storage, making it an ideal teen suite or private retreat.

















# FURTHER HILL GRANGE, ULLENHALL

The outside space is as impressive as the interior, with three stables, including two loose boxes and one open storage area. The extensive driveways and turning circle offer ample parking and easy access. The paddock, complete with a wishing well, adds a touch of whimsy, while the gypsy caravan has provided hours of fun for the grandchildren.

The stunning gardens are a true highlight, featuring two ponds, water features, woodland, and rose arbours. These well-maintained spaces offer a tranquil retreat and plenty of opportunities for outdoor enjoyment. The property also includes a gas tank for the AGA, an oil tank for the heating system, a single garage, and a storage shed, ensuring ample space for vehicles and equipment. The electric gates at the front provide privacy and security, making this an ideal countryside retreat.







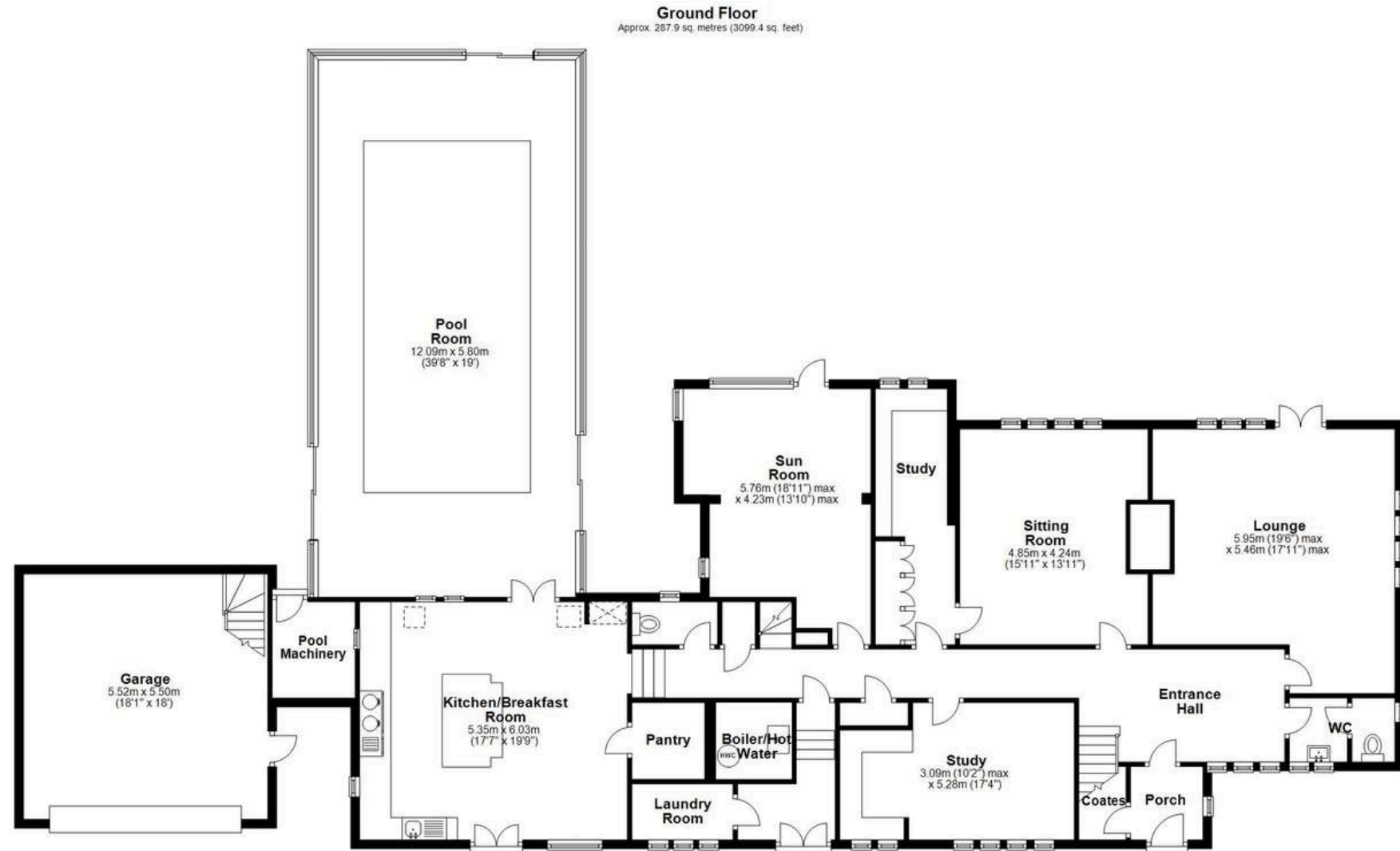




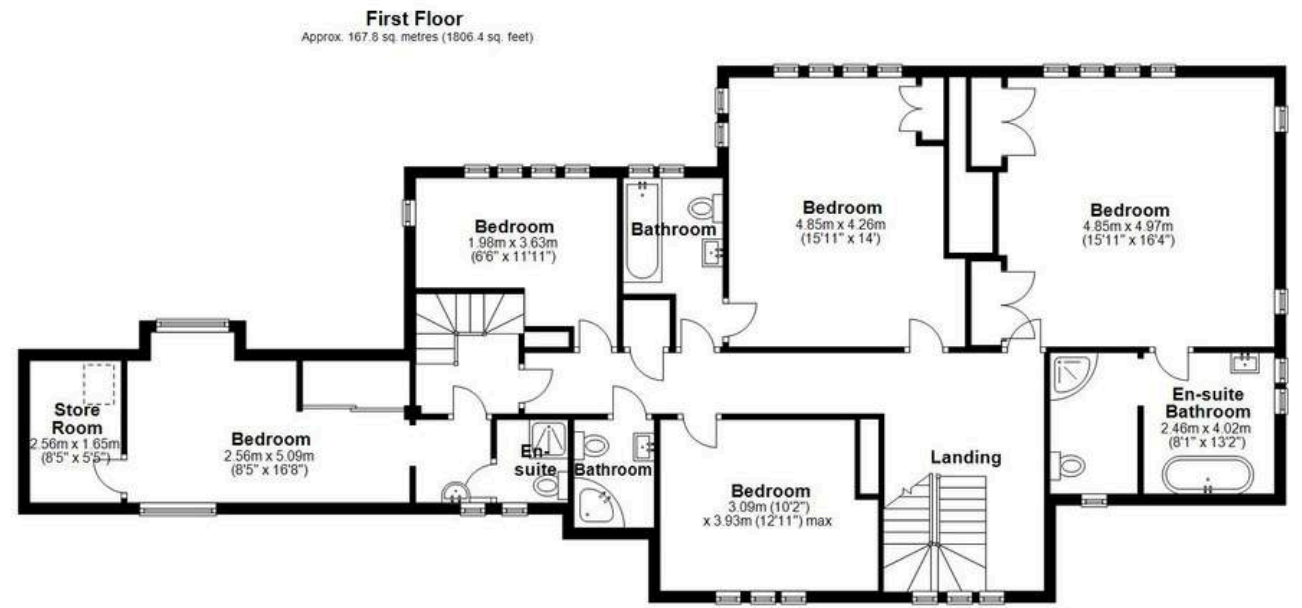
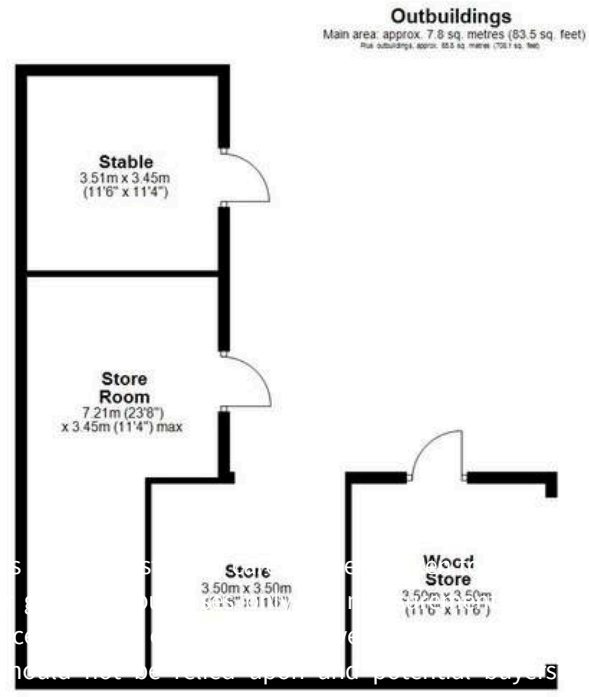








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Main area: Approx. 463.5 sq. metres (4989.3 sq. feet)  
Plus outbuildings: approx. 65.8 sq. metres (708.1 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.



## FEATURES

- Breath-Taking Unspoilt Countryside Views
- Over 10 acres of Land
- Five Bedrooms, Four Bathrooms
- Five Reception Rooms including Two Study's
- Indoor Swimming Pool
- Electric Gated Entrance
- Three Stables and Paddock
- Stunning Gardens

## SIZE

Total - 4,989 sq ft

## TENURE

Freehold

## STRATFORD DISTRICT COUNCIL - H

## SERVICES

Heating is by way of LPG. Sewerage is by way of a Septic Tank. However, it is advised that you confirm this at point of offer.

## BROADBAND

Type	Max download speed	Max upload speed
Standard	18 Mbps	1 Mbps
Ultrafast	1,000 Mbps	220 Mbps

Network in the area: OpenReach

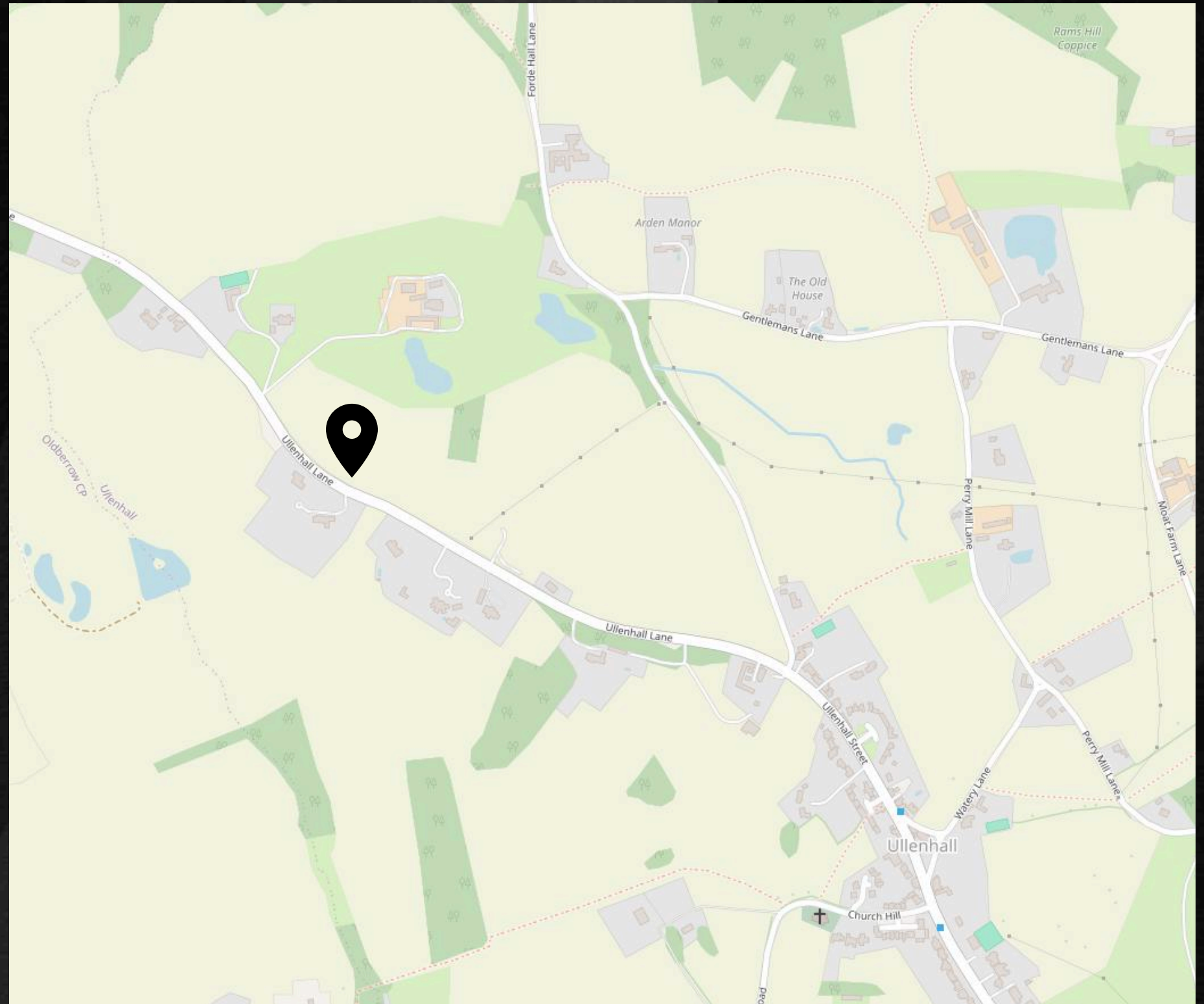
## VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

✉ premium@dmandcohomes.co.uk

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*



## LOCATION

Ullenhall is a village and civil parish in the Stratford-on-Avon district, in the county of Warwickshire. Situated about 3 miles west of Henley-in-Arden and 12 miles west of the county town of Warwick. Motorway access is via the M42 (J3) approximately 4 miles away connecting to M40, M6 & M5 motorway networks, whilst Birmingham Airport is 18 miles.



*DM&Co.*

**YOUR PREMIUM AGENT**

Call us on **01564 777314 (option 4)**

[www.dmandcohomes.co.uk](http://www.dmandcohomes.co.uk)

[premium@dmandcohomes.co.uk](mailto:premium@dmandcohomes.co.uk)