



Common Farm

Mappleborough Green, Studley B80 7DP



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7 Bedrooms



7 Receptions



5 Bathrooms

Guide price £2,195,000

A beautiful Grade II Listed farmhouse in the idyllic Warwickshire countryside, perfect for multi-generational families.

Key features

- Stunning gardens and grounds of 14.2 acres
- Main living space of 4,821 sq. ft.
- Triple garage with ample storage space
- Ample parking and electric charging
- Hard surface tennis court
- Paddock with stables (requiring some refurbishment)
- 2-3 bed barn conversion 1,530 sq. ft
- Large walled garden with box hedged formal rose garden, fountain and summer house
- Orchards

Freehold - 7,188 sq. ft. total accommodation



With stunning gardens and grounds, far-reaching views and secondary accommodation in the form of a contemporary barn conversion, ideal for guests or a holiday-let opportunity alternatively the current owners have utilised it as essential working-from-home office space.

Common Farm is in a highly accessible location close to many amenities, yet its wonderful position offers a prestige and private rural lifestyle. Close the highly sought after towns of Tamworth and Henley in Arden.

This notable period farmhouse is around 500 years old. It has very good natural light and features a plethora of period details including exposed beams and timbers, original stained glass and impressive fireplaces. The generously sized bedrooms and numerous bathrooms make it ideal for a growing family or for hosting excellent weekends in the country.

It is approached from a private country road flanked by lovely fields on both sides. Common Farm is accessed via a private gated driveway flanked by lovely fields on either side and sits majestically in grounds of 14.26 acres. (10.82 acres jointly owned with the neighbour) which protects its uninterrupted view. To the side of the property is a highly versatile and beautiful red brick barn conversion, which can be used as additional accommodation or as premises for your business.



Situation

Mappleborough Green is a small village on the western edge of Warwickshire adjacent to Henley and Tanworth-in-Arden.

There is a primary school, garden centre, a selection of local public houses and a restaurant. The property benefits from a superb rural location whilst having excellent transport connections to Birmingham and London.

Henley-in-Arden truly is a wonderful place to live. The charming period market town has a gorgeous medieval high street that comprises of lovely boutique shops, independent cafes, cosy local pubs, good quality restaurants and beautiful florists. Henley is serviced by a local Co-op supermarket, a One Stop store and has a local doctor and dentist nearby. Not forgetting the famous Henley ice cream shop which has a queue outside it as soon as there is a ray of sunshine!

Further afield larger supermarkets are situated in Warwick which is a 10-15-minute drive and there is fantastic shopping at the Maybird centre in Stratford-upon-Avon. There is also a Waitrose and Tesco in Stratford-upon-Avon which is approximately a 15–20-minute drive.

Close to both the M42 and M40 motorway and enjoys a local rail station with links to Stratford and Birmingham. For those requiring travel to Oxford and London, Warwick Parkway station is only a 12 minute drive away and Birmingham Airport only 12 miles.



Ideally situated to enjoy rural pursuits and just a few miles from the major shopping and cultural centres of Stratford upon Avon, Leomington Spa and Solihull.

The nearby Ardencote Hotel and Country Club offers a full range of leisure activities including racket sports, swimming, spa and golf.

The M42 junction three is just 4.5 miles away and provides fantastic central access to the motorway network including the M5 and M40. Birmingham city centre is 16 miles away and Birmingham Airport only 17, making this the perfect base for work, relaxation and play.

The area is renowned for excellent educational facilities in both the private and the public sector and Common Farm is particularly well positioned for Bromsgrove School.



Common Farm

The superbly grand open plan reception space incorporates a sitting room, morning room and dining room, making it fantastic for hosting and entertaining. It has a large redbrick Inglenook fireplace as it's focal point and in the dining area there is another large stone lintel and brick surround fireplace. It really is majestic space for entertaining guests and family.

From this space is a door opening into the very light and bright dual aspect drawing room which has wonderful far-reaching views and a gas fire. There is also a grand study of excellent proportions complete with original timber ceiling beams that is perfect for home working or as a creative space.

The classic farmhouse kitchen has exposed beams, a large breakfast table area, a peninsula, original bread oven and a LPG-fired 1950s Aga, it is truly the heart of the home. There is a beautiful flagstone floor and the kitchen is fitted with cream country-kitchen style wall and base units topped with a green/black granite worktop.

Adjacent to the kitchen is a useful walk-in pantry with original stone surface and nearby is a utility room which has a sideboard with a sink as well as plumbing for a washing machine. There is a staircase off the kitchen that leads up to the master bedroom.

Completing the ground floor is a useful storage room with original red brick floor and stone staircase leading to the extensive cellarage and located just off the welcoming hallway is a guest cloakroom.

















The magnificent principal bedroom suite is almost 32 foot in length and has an extensive bank of nine double wardrobes providing ample storage which perfectly complements this beautiful room.

This bedroom has a large and luxurious ensuite bathroom with a centrally positioned circular Jacuzzi spa bath, shower cubicle, heated towel rail, his and her sinks, bidet and WC.





Stairs from the open plan reception room lead to bedroom four, which is a beautiful spacious room at the front of the house with stunning far reaching views taking in the front garden and rolling countryside beyond. It has lots of period charm presented with part panelled walls and a capped fireplace with stone surround, it includes a hidden but large walk-in wardrobe.

Across the landing is bedroom two and both bedrooms are served by a generous family bathroom with exposed timbers to the walls, panelling, a centrally positioned bathtub, basin, WC and two large windows allowing in lots of natural light.





Bedroom two “The Red Room”, sits to the centre of the building and is an impressive four-poster room which has a truly medieval feel, with stained glass windows and exposed beams. It sits adjacent to, and has a half height doorway into bedroom three, “The Yellow Room”. This bedroom has a fantastic view out to the front over the driveway, the paddock, and the rolling countryside beyond.

It also has exposed beams, fitted cupboards, and is serviced by its own bathroom with bathtub, basin, WC and airing cupboard. From its landing a staircase leads down to the open plan reception room.

A further staircase from the reception area leads up to bedroom five, “The Green Room”, which is a charming double bedroom with a wonderful outlook across the walled garden to the rear of the property. It has a bathroom opposite with WC, centrally positioned bathtub, basin, and views over the orchard.





The 2-3 bedroom barn



The barn offers excellent accommodation with its own access and driveway along with parking for up to three cars. It has 2-3 bedrooms which makes it ideal as ancillary accommodation for dependant relatives or alternatively used to generate income through letting out on AST, holiday lets or as a multi office complex.

The reception hall leads to the kitchen/breakfast room, which is fitted with a range of wall and base units, appliances and has space for a table and chairs. The kitchen flows through to the light and bright reception room which has exposed beams and solid wood flooring.





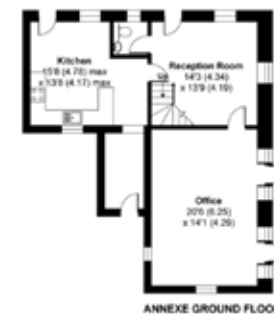


A door leads to the guest cloakroom and another has steps down into a second larger reception space, currently used as a boardroom. This grand triple aspect room has exposed beams, solid wood flooring and two sets of doors opening out to the private patio area.

From the first reception room are stairs leading to a large landing (the landing area could be an occasional sleeping area). The two large double bedrooms are excellent in their size and proportion and are currently being used as impressive executive offices. They are complimented by a beautifully fitted family bathroom.



Annexe = 1530 sq ft / 142.1 sq m
Garage = 756 sq ft / 70.2 sq m
Total = 2286 sq ft / 213.3 sq m
For identification only - Not to scale





Gardens and grounds

The gardens are a particular feature of Common Farm with around a total 14.265 acres they include an orchard producing apples, plums, damson, green gages and pears, an established cottage-style 200-year-old walled garden, paddock from where there are stunning countryside views, and a simply delightful formal rose garden with box hedging and stone figures representing the four seasons. Here a fountain is the central feature overlooked by a classic summer house where you can relax and appreciate the beautiful surroundings.





There is ample deep gravel parking to both the front of the house and the large courtyard area to the side, where there is access to the impressive brick built triple garage.

The garage has a tall pitched tiled roof and provides substantial storage and workshop space as well as parking for even the largest of vehicles. There is also a 7kw charging point for an electric car in the courtyard.

The front of the property has a beautiful approach and front lawn with a blossoming fruit tree next to the first-class hard surface tennis court (recently repainted) which completes this stunning and highly desirable home.

The large pasture field to the front of the property which measures 10.82 acres often has a local farmers lambs skipping across and will also take the hay. This part of the total acreage is under shared ownership with the neighbouring property and was purchased to protect the enchanting views and environment for both properties.





Services

The principal property has oil fired central heating and hot water, mains electricity, water and private drainage.

The Barn has mains gas, electricity and water and private drainage.

There is a camera security system with remote access and high speed broadband.

The property also benefits from its own 7Kw car charging point.



Common Lane, Mappleborough Green, Studley, B80

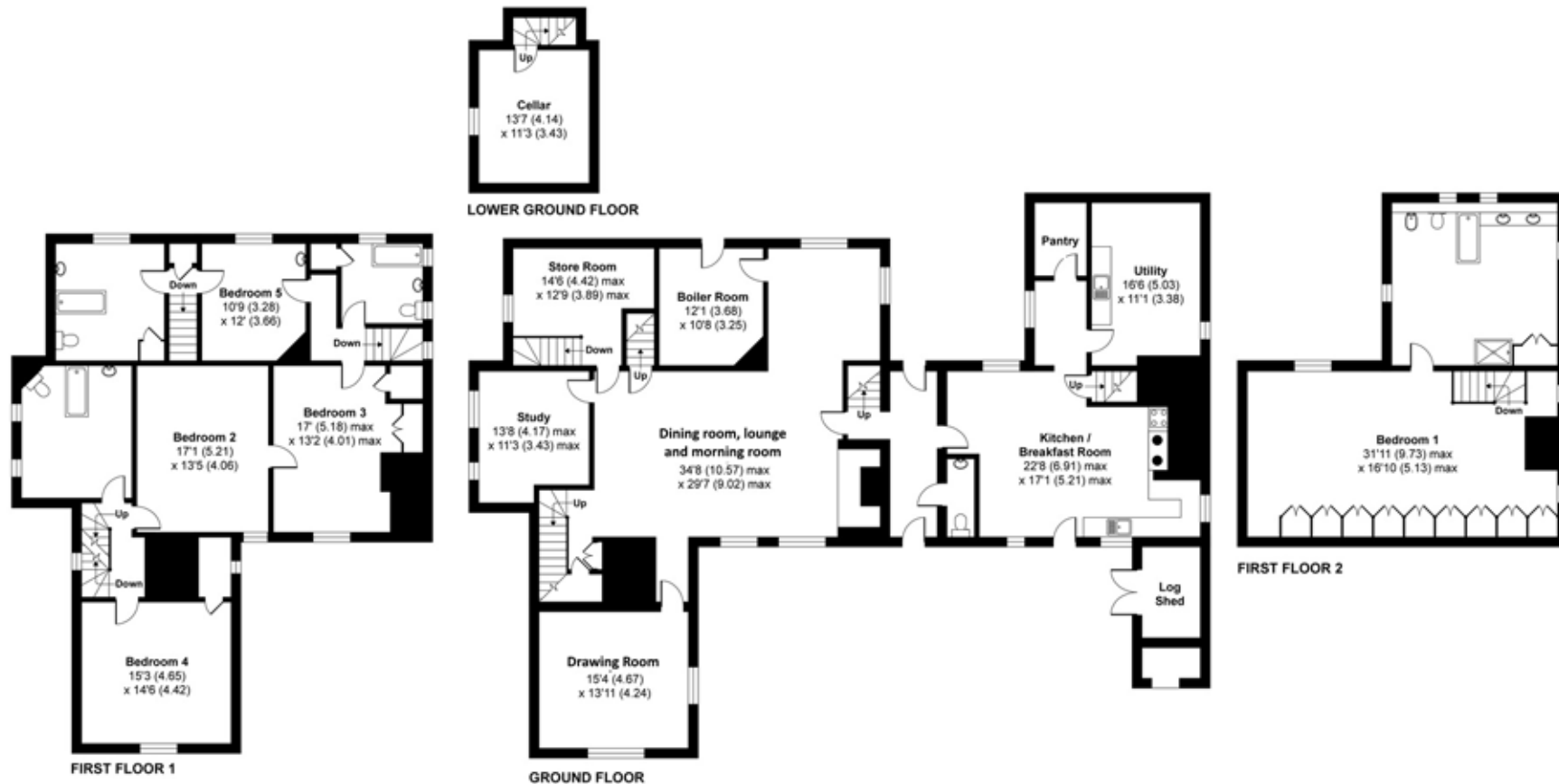


Approximate Area = 4821 sq ft / 447.8 sq m

Log Shed = 81 sq ft / 7.5 sq m

Total = 4902 sq ft / 455.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Andrew Grant. REF: 716565



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