

VALLEY FARM

RADWAY, WARWICKSHIRE





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AN ENCHANTING SOUTH WARWICKSHIRE PROPERTY IN A PRIVATE SETTING WITH A RANGE OF OUTBUILDINGS, SURROUNDED BY ITS OWN LAND EXTENDING TO JUST OVER 20 ACRES.

FARMHOUSE

Ground Floor: Kitchen/breakfast room • Garden room • Dining room • Sitting room • Studio/study • Utility room • Cloakroom

First Floor: Main bedroom with adjoining bathroom • 2 double bedrooms • 1 single bedroom • Family bathroom

Second Floor: 2 double bedrooms • 1 single bedroom • Family shower room

Mature garden • Ample private parking

THE COTTAGE

Kitchen • Sitting room • Bedroom and bathroom

OUTBUILDINGS

Open plan barn • Studio/gallery with mezzanine floor • Indoor swimming pool • Store room with room above • Stable and tack room

Range of open fronted cattle buildings • 3 bay portal framed barn • Timber poultry building

LAND

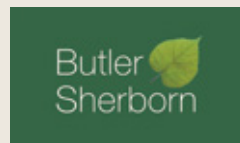
A mixture of established grassland, arable and woodland extending to just approximately 20.54 acres (8.31 Ha) in all

Banbury 8 miles, Stratford-upon-Avon 12 miles, Leamington Spa/Warwick 15 miles

(All distances are approximate)

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OVERVIEW

Occupying a private setting within the south Warwickshire countryside, Valley Farm is an enchanting and unspoilt property, approached from a tree lined driveway. This very special family home has remained in the same ownership for nearly 40 years and is believed to date back to 1760. The traditional house, ancillary flat and range of adjoining outbuildings are centred around a courtyard and offer enormous potential. Outside are mature gardens divided into formal and informal areas which compliment the house and setting. Extending to just over 20 acres in all the property has two principal fields, an area of planted broadleaved woodland and large pond.

RESIDENTIAL

The Farmhouse currently occupies one corner of the courtyard with enormous character and original features throughout with light and airy reception rooms. The living space is arranged over three floors and currently has six bedrooms. Subject to planning the adjoining outbuildings offer scope to extend the main house further if required or create a superb entertaining space.





There is an enclosed terrace garden to the rear of the farmhouse within the courtyard, to the front of the house there is a walled garden with lawns, vegetable garden and established planting leading up to the garden room. Wrapping around the house and buildings are areas of sweeping lawns and avenues bordered by mature trees.

Within the courtyard there is a charming 1-bedroom cottage with open plan accommodation on the ground floor and a double bedroom and bathroom on the first floor, again the adjoining outbuildings offer scope to either extend the flat or create further ancillary accommodation.

OUTBUILDINGS

Within the courtyard there is an impressive vaulted, open plan barn with flagstone flooring which has served as a workshop. There is also a wide range of single storey open fronted former cattle sheds which would be suitable for garaging stabling or other amenity uses. Within the courtyard there is also a building that has been converted and is used by the current owners as a gallery, but subject to planning could be used for further accommodation.

Adjoining the main house is a row of traditional stables and tack room. Overlooking the grounds and backing onto the walled garden is an indoor swimming pool.

Within the grounds there is a 3 bay portal framed agricultural building, currently used as a forage store and also a large timber building historically used for chickens.

THE LAND

The land extends to just over 20 acres in all and is made up of two main fields, one is of just under 8 acres, stock fenced and down to permanent pasture providing established grazing for horses or other livestock. To the north of the property is an arable field of around 10 acres which could also be put down to grass to provide further grazing.

To the west of the property is a block of around 1.5 acres of broadleaved woodland planted by our clients through which tracks have been mown

SITUATION & AMENITIES

Radway is a picturesque south Warwickshire village situated at the base of Edgehill the site of the historic battle of Edgehill in 1642. The village is made up of attractive period houses and cottages constructed mainly of local Hornton ironstone with a parish church and village hall. The nearby Primrose Hill Farm, just outside the village of Arlescote has a brilliant pop up restaurant and the Castle pub at Edgehill is within walking distance.

The property also sits within the heart of the Warwickshire Hunt country and provides easy access to a number of nearby equestrian centres/event venues, indoor arenas and all-weather gallops. There is also great hacking around the Radway area.



The market towns of Banbury and Stratford upon Avon provide an extensive range of shopping facilities. Rail stations at Banbury, Warwick, Leamington Spa and Stratford upon Avon all provide good access to London/Marylebone. The M40, J11 (Banbury) and J12 (Gaydon about 4 miles) is also within easy reach giving access to the national motorway system. Birmingham is about 40 miles away.

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are expressly excluded.

TENURE & POSSESSION

The property is for sale freehold.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

This property is sold subject to and with the benefit of all rights of way, easements and wayleaves that may exist over the same whether disclosed or not.

BASIC PAYMENT SCHEME & ENVIRONMENTAL STEWARDSHIP

Basic Payment Scheme Entitlements are not contained within the sale

SERVICES

Mains water and Mains electricity, oil fired central heating and private drainage. (No tests as to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

LOCAL AUTHORITY

Stratford Upon Avon District Council Tel: 01789 267575

COUNCIL TAX

Band G

VIEWING

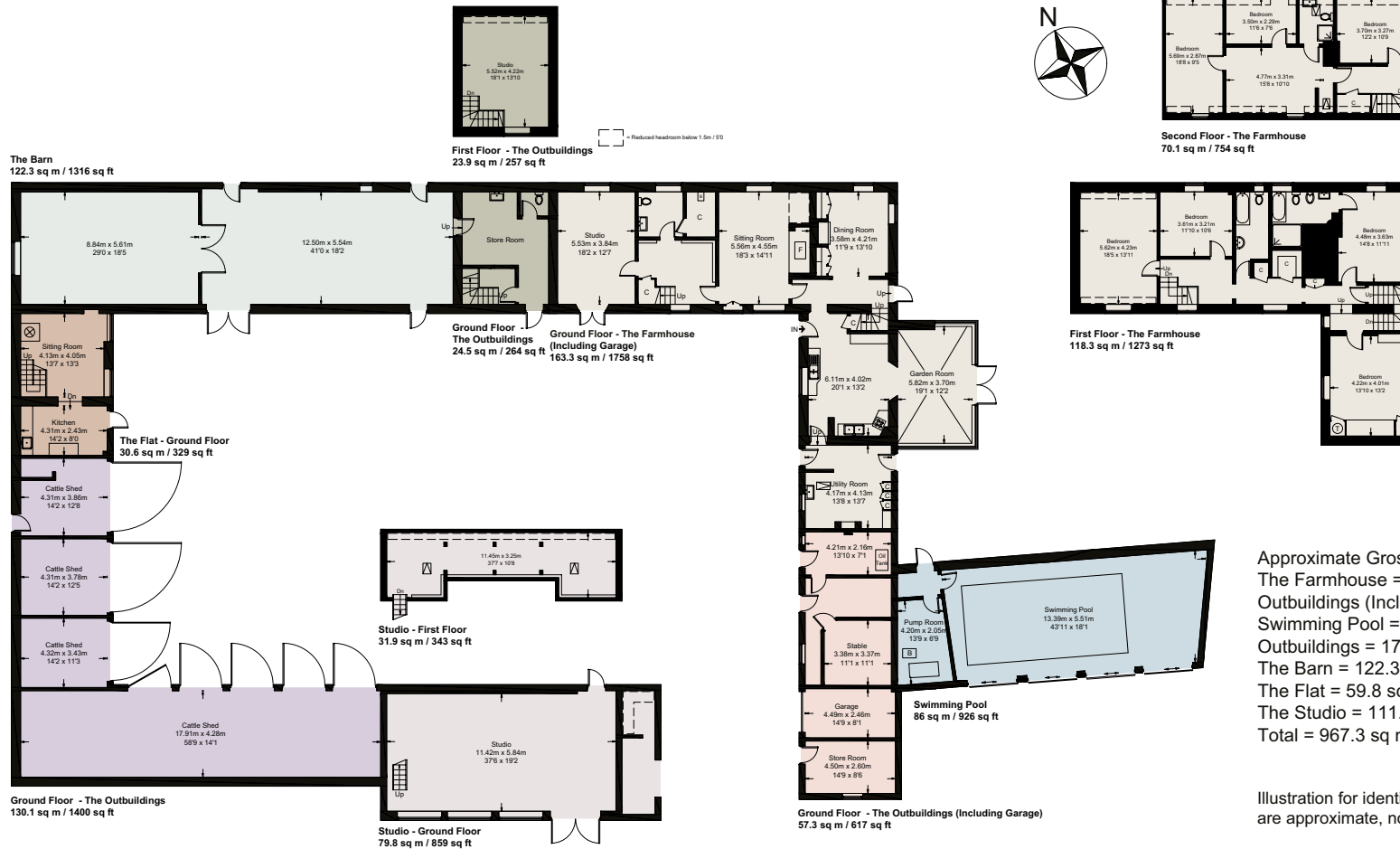
Strictly by appointment. Butler Sherborn, Stow-on-the-Wold T: 01451 830 731 or Email: ben@butlersherborn.co.uk

DIRECTIONS (POSTCODE CV35 0UJ)

From the centre of the village of Radway turn down Langdon Lane which sits next to the village hall after approximately 0.9 mile the entrance to Valley farm will be on your right hand side with a tree lined drive and cattle grid.

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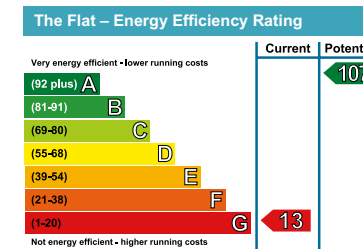
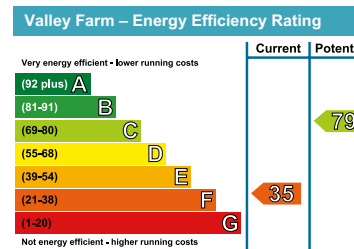




Approximate Gross Internal Area
 The Farmhouse = 351.7 sq m / 3785 sq ft
 Outbuildings (Including Garage) = 57.3 sq m / 617 sq ft
 Swimming Pool = 86 sq m / 926 sq ft
 Outbuildings = 178.5 sq m / 1921 sq ft
 The Barn = 122.3 sq m / 1316 sq ft
 The Flat = 59.8 sq m / 643 sq ft
 The Studio = 111.7 sq m / 1202 sq ft
 Total = 967.3 sq m / 10410 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID976462)

DISCLAIMER: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: 2022. Particulars written: July 2023. Brochure by wordperfectprint.com





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