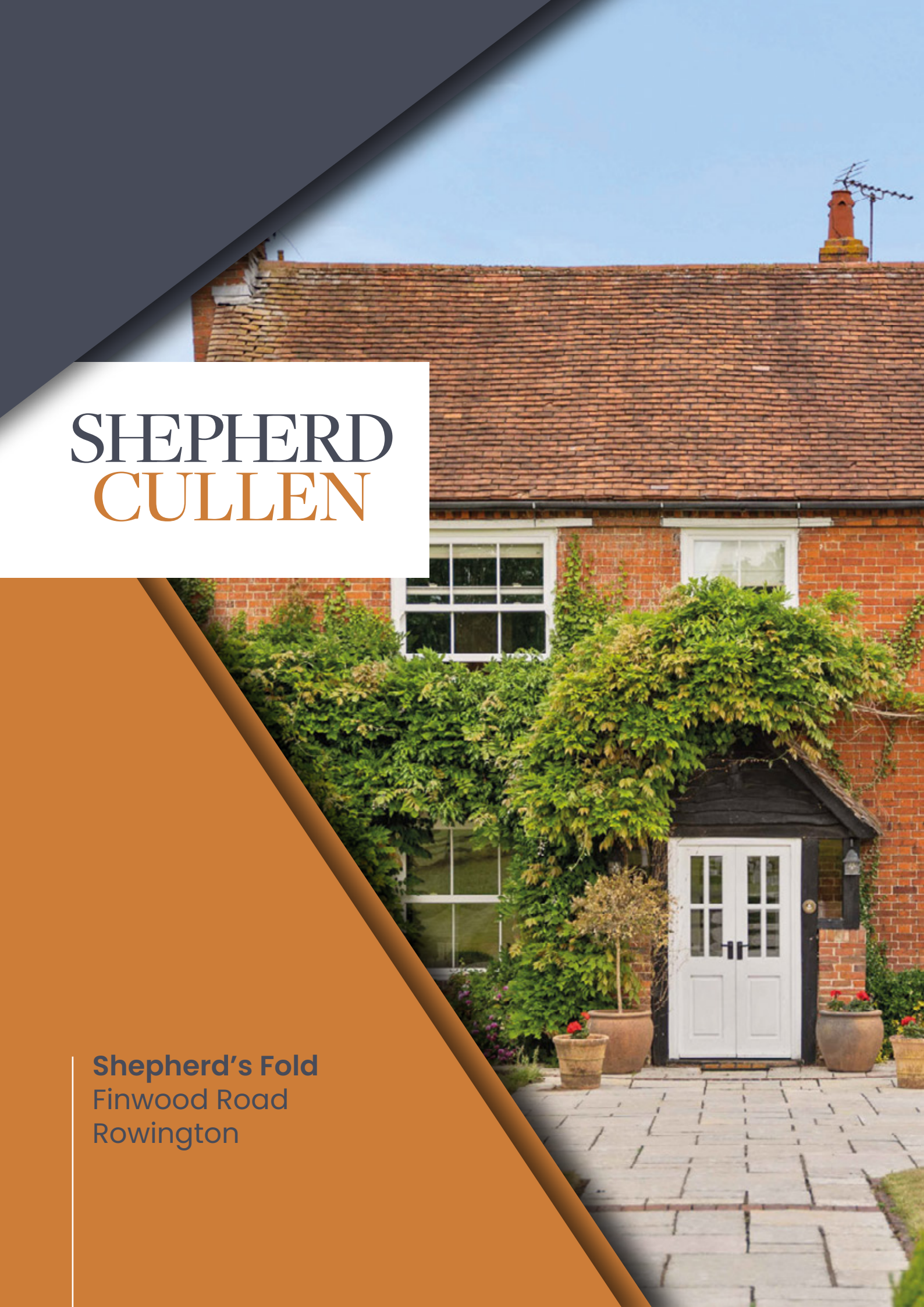




SHEPHERD CULLEN

Shepherd's Fold
Finwood Road
Rowington

Shepherd's Fold – A charming country residence boasting Georgian and Tudor features, this delightful and rare family home is located behind private gates in the highly sought after village of Rowington, Warwickshire.

Extremely versatile accommodation is provided throughout, totalling to approx. 5747 sq ft, enjoying different pockets of living spaces, ideal for larger families. The property is situated in 3.67 acres of garden and paddock land, encircling the property, providing garden views from all aspects.

The sweeping tree-lined driveway leads up to the main residence with a paddock to the left-hand side, creating an immediate sense of privacy from the main road. The property is deceiving upon approach, whereby the original front door to the front elevation provides access into vast reception areas to the ground floor.





There are two entrances to the property, the original entrance to the front elevation and the most common used entrance to the rear. The main formal entrance hall is most impressive with a central spiral staircase and open views up to the galleried landing. The vaulted ceiling height allows a copious amount of light into this welcoming entrance hall, enhancing the sense of space throughout the property.

All reception rooms can be accessed from the formal entrance hall, including the extremely spacious split-level kitchen and dining area. The kitchen enjoys a large central island, plentiful storage and modern integrated appliances with room for multiple bar stools. The three sets of bifold doors provide direct access onto the spacious patio and pool area, perfect for inviting the garden in on warmer days. There is room for a large dining table and statement furniture pieces – highlighted by the current vendors' brilliant taste of furniture and timeless interior design.





There are two separate living areas from the kitchen, creating a hugely versatile space. The main living area enjoys a central fireplace, creating a focal point to this vast reception area. The cosy second lounge enjoys a feature bay window and is situated at the opposite end of the kitchen and family area, creating the perfect place to unwind in the evening.

The downstairs shower room has recently been retiled and decorated to a timeless décor. The separate utility with worktop space, separate sink and room for white goods enjoys a useful entrance through the quaint stable door into the covered porch leading directly outside, ideal for pets.

There is a separate snug to the front elevation with quaint sash windows, providing versatile use as a home office perhaps. The snug is situated away from the main reception rooms and kitchen, with peaceful views over the front gardens and further paddock.

The formal dining room is accessed off the entrance hall with traditional oak panelling and stone inglenook fireplace, providing the perfect space for entertaining and more formal occasions. The French doors lead onto the stone patio area and further front lawn, perfect for in the summer months.

The gym can also be accessed from the dining room, in addition to the separate external entrance, making this living area completely self-contained if required. The gym provides versatile use as a further reception room to the ground floor, further bedroom accommodation or home office if required. There is a useful separate shower room and toilet just off the gym area.



The elegant and spiral staircase leads up to the central landing leading to all five double bedrooms and four bathrooms.





The master suite is most impressive with a private ensuite, featuring a free-standing bath overlooking the rear garden and established greenery. The bathroom is complete with his n hers sinks and walk in shower. The walk through dressing area with fitted wardrobes leads through into the spacious bedroom, providing space for large furniture pieces and encircling green views.

Bedroom two is situated just off the landing with a vaulted beamed ceiling and floor to ceiling height windows, allowing an abundance of natural light into this impressive bedroom space. The warm wooden floor leads into the ensuite shower room. Bedroom three and four also benefit from ensuite shower rooms and bedroom five has a sink unit and fitted wardrobes. Bedroom 5 shares use of the Jack and Jill bathroom, situated adjacent to bedroom 3.

The cinema and games room complete the first-floor accommodation, partitioned between an impressive brick fireplace, perfect for teenagers. The spiral staircase from the games room ascends down to the current gym area, easily making this a self-contained annexe if so desired.



External grounds and Development Opportunity

Externally, Shepherd's Fold has several pockets of garden space, including a large patio, manicured lawn and outdoor pool with cover for use all year around. Not forgetting, the front garden with quaint patio and further paddock with a separate gated entrance from the road.

The double quadruple garage is situated to the right-hand side of the property through the courtyard, ideal for storing gardening equipment or parking vehicles. Further outbuildings include the detached barn, stable and store where planning permission has been granted to be converted into a four bedroom, three bath residential dwelling. Full Planning details can be viewed via the Warwick District Council Planning Portal via the reference W/23/1769. This could create the perfect second dwelling for those with large families perhaps.

Shepherd's Fold is a charming property, showcasing a country and chic flair throughout. It exudes the most characterful features, but adheres to modern living with large open living spaces, perfect for those seeking a both a peaceful country setting, yet with practical living space.



Location

Rowington is an aspirational address for many, combining the country lifestyle, yet benefiting from the excellent local connections to Warwick and Solihull, all offering an array of local amenities.

The property is located approx. 0.3 miles to the local pub Tom O' The Wood, most popular amongst the locals and just 0.3 miles to Rowington Village Hall and Cricket Club.

The popular Village of Lapworth is just 2.6 miles away with a choice of Gastro Pubs, Post Office, Village store and Train Station with direct routes to London Marylebone.

Excellent schooling options are located nearby including Warwick School (approx. 7.6 miles from the property) and Solihull School (approx. 9.6 miles from the property).

The property is exceptionally well placed for access to the local road network of the M40 and A46. Birmingham International Railway Station and Airport are circa 9 miles away, offering regular services to Birmingham City Centre and London Euston.

General Information

Tenure: Freehold
Services: Oil Central Fired Heating | Mains water and electricity
Private septic tank.
EPC Rating: B

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority: Warwick District Council
Postcode: CV35 7DF

DIRECTIONS

From Solihull join the M42 at junction 5 towards Warwick. Leave the M42 at junction 4. At the roundabout take the first exit onto the A3400 Stratford Road towards Hockley Heath. After approximately 1 mile turn left into the B4439.

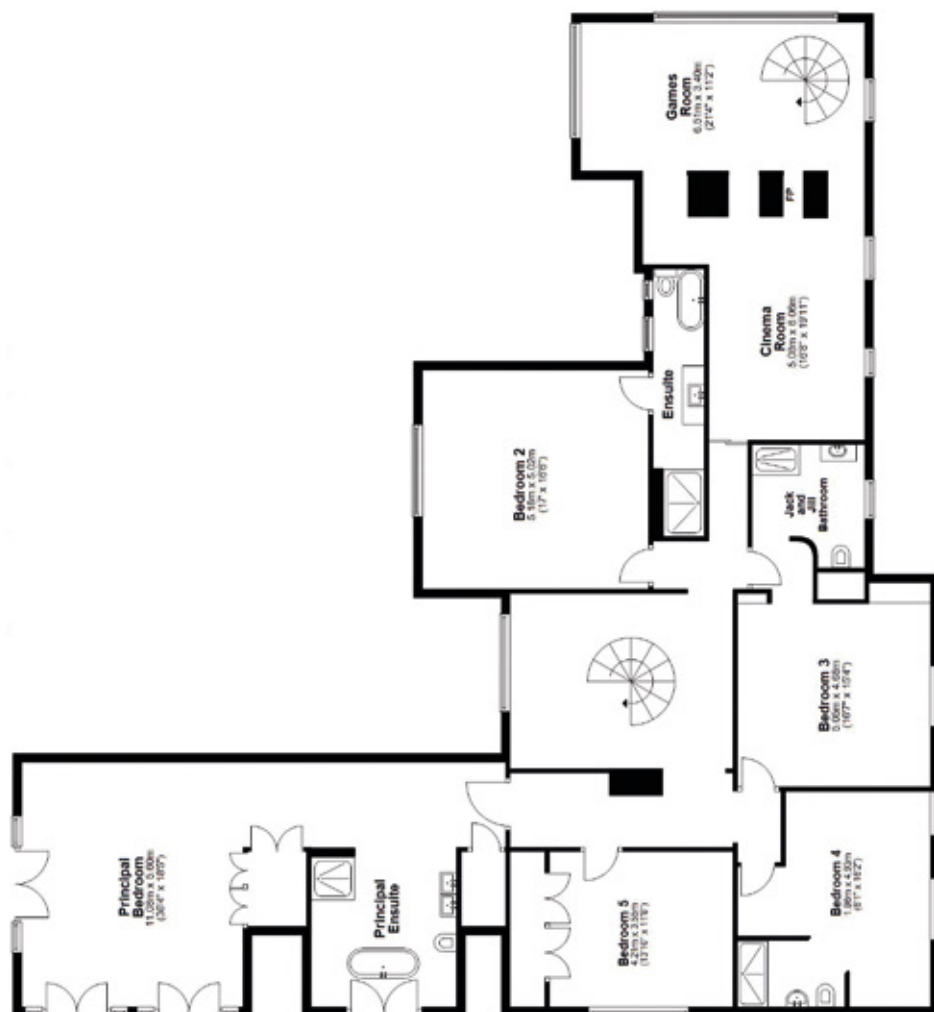
AGENTS' NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales particulars are produced to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer.

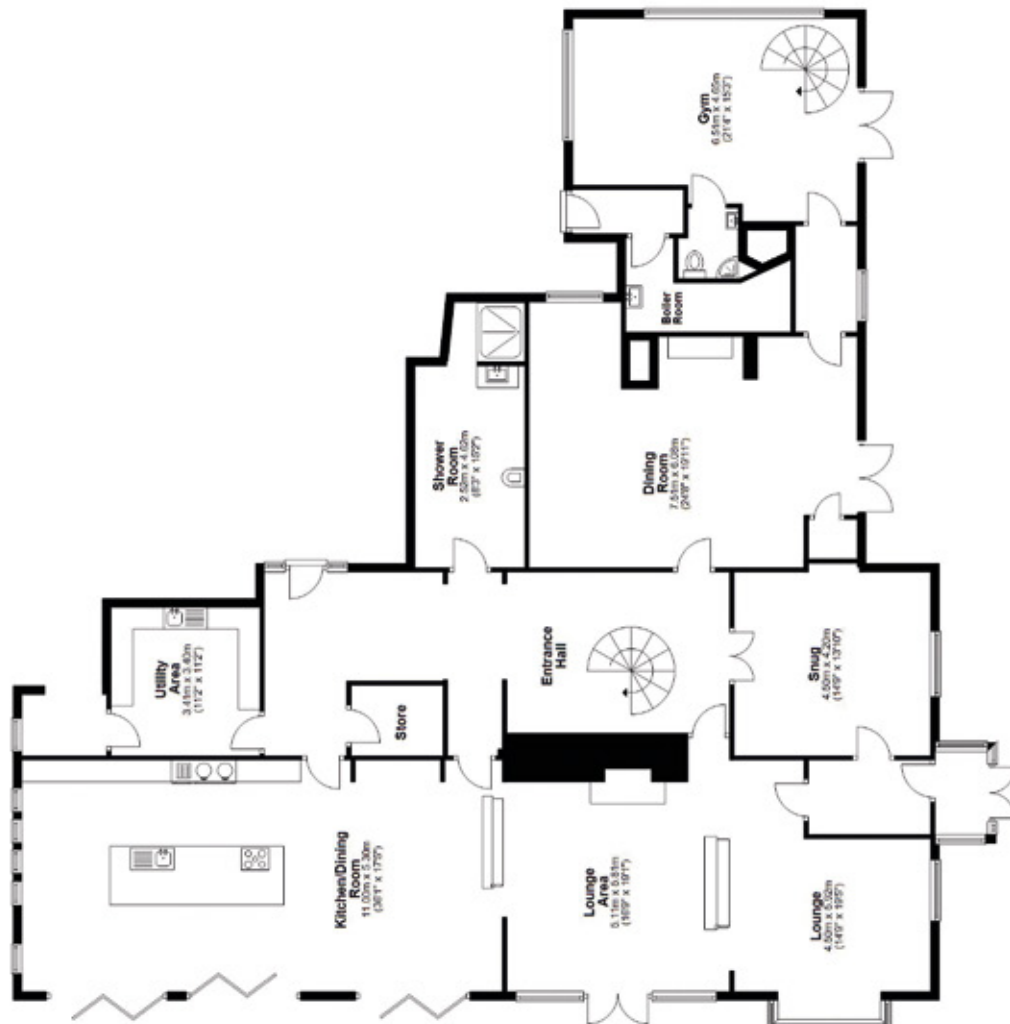
ANTI MONEY LAUNDERING (AML)

We are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. As a result we will need to carry out due diligence on all of our purchasers to confirm their identity. We will therefore obtain and hold evidence confirming your identity and proof of your address. Your identity may be subject to an electronic identity check. This system allows us to verify you from basic details and you understand we will be unable to proceed with any work on your behalf until we obtain this from you in order to meet compliance obligations for Anti Money Laundering.

First Floor
Approx. 244.4 sq. metres (2631.1) sq. feet)



Ground Floor
Approx. 289.5 sq. metres (3116.4) sq. feet)



Total area: approx. 534.0 sq. metres (5747.5 sq. feet)

✉ contact@shephercullen.com

☎ 01564 791 551

🌐 shephercullen.com

📍 Office 1A, The Exchange,
20A Poplar Road, Solihull B91 3AB
Meeting Suite: 1 Old Warwick Road,
Hockley Heath B94 6HH