

An aerial photograph of Holland Park Farm. The main building is a large, two-story red brick house with a dark tiled roof and a small white portico. To its right is a smaller red brick outbuilding. Further right is a long, dark green barn with three large arched openings. The farm is surrounded by lush green fields, a dense line of trees, and a gravel driveway. In the background, rolling hills and a small village are visible under a clear sky.

Holland Park Farm Buckley Green Henley-in-Arden





Buckley Green is an attractive hamlet in the parish of Beaudesert situated in a rural position and within easy reach of Henley-in-Arden. Henley has a good range of shopping and recreational facilities including doctors, veterinary surgery, parish church, public houses, restaurants and pubs. There is a wide range of shopping and recreational facilities in nearby Stratford-upon-Avon, Solihull and Warwick.

There are infant, junior and secondary schools in the town, and further state, grammar and private schools in the area to suit most requirements, with those in Warwick having a particularly good reputation.

Buckley Green is well positioned for access to the Midlands road and rail networks, with the M40 (J15) 8 miles away, M42 (J3A) 4 miles and Warwick Parkway Station 7 miles (with intercity trains to London Marylebone). There is also a train service from Henley-in-Arden to Birmingham.



Henley-in-Arden 0.5 miles, Warwick 10 miles (trains to London Marylebone from 69 minutes), Birmingham International Airport and Intercity railway train station 15 miles, Stratford-upon-Avon 10 miles, M40 J15 (8 miles), M40 J3A (4 miles) (distances and times approximate).



Substantial home with ancillary accommodation, outbuildings and land.



Holland Park Farm is a stunning family home situated in this sought-after location offering sizeable and flexible accommodation throughout with wonderful views over rolling Warwickshire countryside.

One enters the property via an entrance hall with doors to all ground floor rooms. These include a dual aspect drawing room, dining room, snooker room and wonderful kitchen/breakfast room.

The kitchen/breakfast room has a range of wall and base units beneath granite a worktop with integrated appliances including an American fridge freezer, two ovens with warming drawers, microwave and gas hob.

The ground floor is complimented further by having a cloakroom, utility and fabulous pool room housing the indoor swimming pool with patio doors opening to the rear gardens.

The first floor comprises a principal bedroom suite with en suite bathroom, three further bedrooms all of which are en suite.

Gardens and grounds

One enters the property via a gated driveway sweeping down to the front of the property, allowing parking for several cars and giving access to the triple garage and barn.

The large barn offers a variety of uses with several stables, store rooms, hay store and tack room. Subject to planning, this building could potentially be utilised in different ways.

The formal south-facing gardens are a delight, being mainly laid to lawn with a range of herbaceous borders and mature trees. A lovely patio area to the rear leads to the mainly laid to lawn garden and makes for an idyllic setting as does the serene pond which offers an abundance of wildlife.

Several paddocks wrap the property to the northern, southern and western boundaries, enclosed via post and rail fencing ensuring Holland Park Farm caters well for those with an equestrian interest.





Ancillary accommodation

Situated above the triple garage is a well-appointed one bedroom apartment consisting of a beautiful open-plan kitchen/dining/living room, one bedroom and a bathroom.

Services

Main electricity and water are connected to the property. Septic tank and oil fired central heating.

Directions (B95 5QF)

From Stratford-upon-Avon take the A3400 north signposted to Henley-in-Arden. Continue through Wootton Wawen into Henley-in-Arden. Upon reaching the traffic lights continue along the High Street, passing the main shopping area and continue through the town. Proceed out of the town and turn right signposted Buckley Green. Continue along the road to the end and the gates to the property will be located immediately in front of you.

Terms

Tenure: Freehold

Local Authority: Stratford on Avon District Council Telephone: 01789 267575

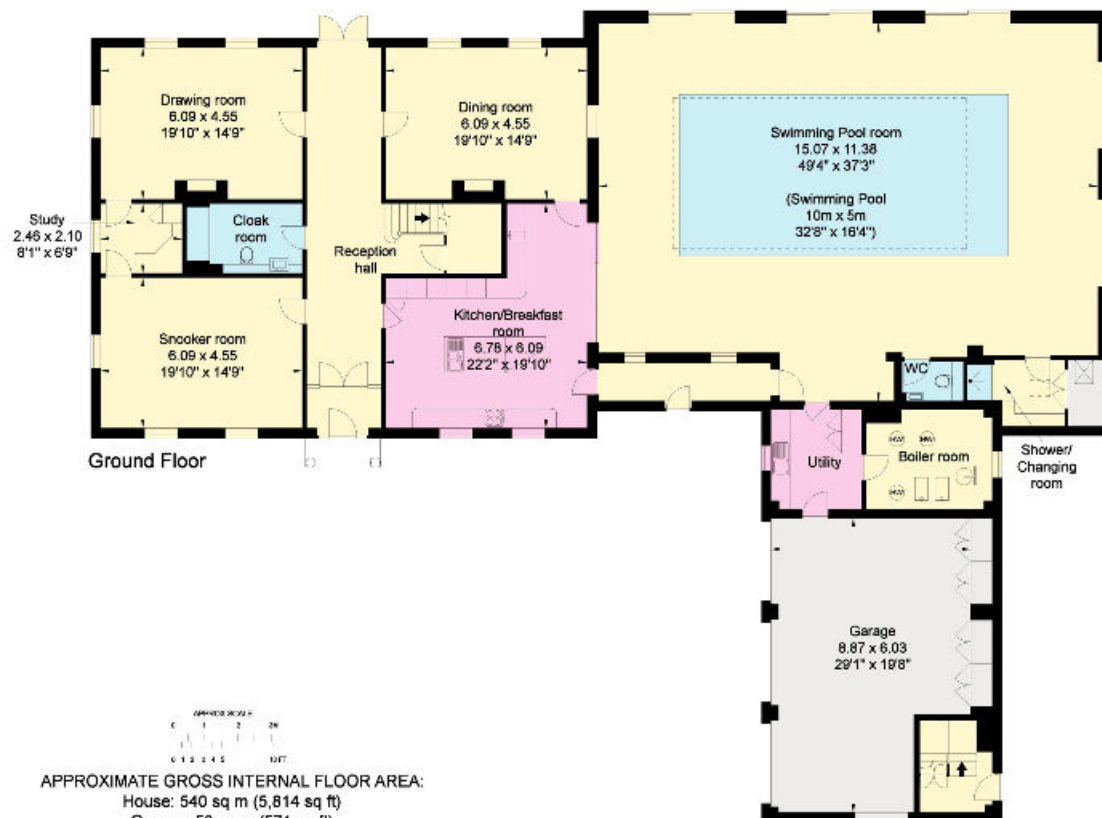
Council Tax Band: H (house) A (flat)

Viewing

By prior appointment only with the agents.







APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 540 sq m (5,814 sq ft)

Garage: 53 sq m (571 sq ft)

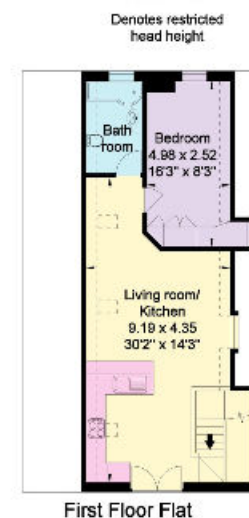
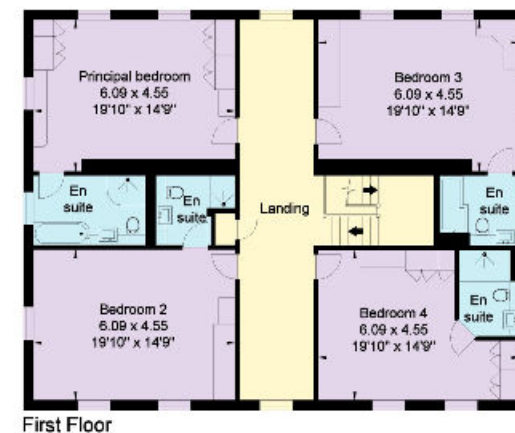
Flat: 62 sq m (669 sq ft)

Outbuilding: 850 sq m (9,151 sq ft)

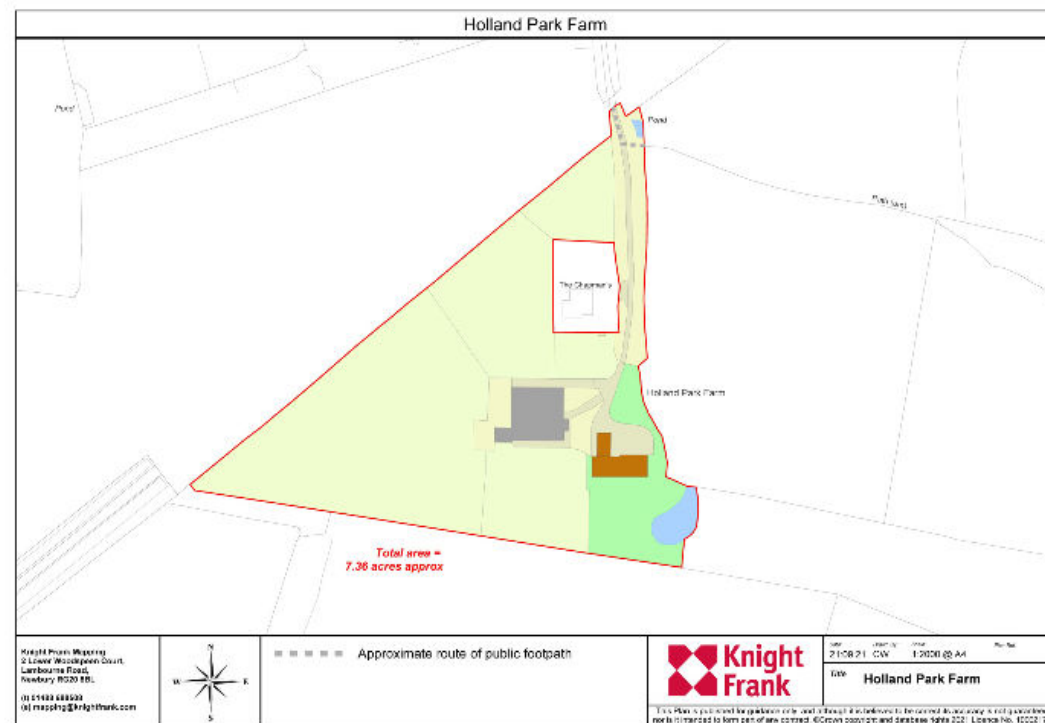
Total: 1,505 sq m (16,205 sq ft)

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Holland Park Farm
Buckle Green



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I would be delighted to tell you more.

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Particulars dated September 2021. Photographs and videos dated September 2021.

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