

# Exhall Court, Exhall, Warwickshire

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# A handsome detached five bedroom edge of village house with **lovely gardens and grounds**, two bedroom coach house and land, situated between Stratford-upon-Avon and Alcester.

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## Summary of accommodation

### Lot 1

Reception hall | Drawing room | Sitting room | Dining room | Garden room | Library/study | Kitchen/breakfast room | Utility | Boot room | Pantries  
Cloakrooms | Five double bedrooms | Two bathrooms (one en suite) | Five attic rooms

**Coach House:** Hall | Cloakroom | Sitting/dining room | Study | Kitchen/breakfast room | Two double bedrooms | Bathroom

Double garage | Garden store | Greenhouse | Extensive mature gardens | Parkland field | Pond and woodland

About 6.26 acres

### Lot 2

Paddocks | About 7.82 acres

In all, about 14.08 acres (5.7 hectares)

## Distances

Alcester 2 miles, Stratford-upon-Avon 7 miles, M40 (J15) 12 miles, M42 (J3) 13 miles, Warwick 13 miles, Warwick and Warwick Parkway Station 15 miles (trains to London Marylebone from 69 mins), Leamington Spa 17 miles, Birmingham International Airport 22 miles, Birmingham 26 miles  
(All distances and times are approximate)



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## Situation

Exhall Court is situated on the edge of the popular, peaceful village of Exhall situated in Warwickshire's rolling countryside with a variety of brick and stone houses and cottages, backing on to open countryside with lovely views, with the backdrop of Oversley Woods. The nearby village of Temple Grafton has a sought-after primary school, parish church, two public houses, village hall and bus service. Day-to-day facilities are available in nearby Bidford-on-Avon and Alcester.

Stratford-upon-Avon has a further range of shopping and recreational facilities, a Leisure Centre and the Royal Shakespeare Theatre. There is a wide range of private, state and grammar schools in the area to suit most requirements including Temple Grafton Primary School, Stratford and Alcester Grammar Schools, The Croft Prep School and Warwick Schools.

There are golf courses at Bidford, Welford-on-Avon and Stratford, and racing is at Warwick, Stratford and Cheltenham.







## The property

Exhall Court is a handsome brick-built period farmhouse dating from about 1870, with fine Victorian elevations. The house has generous accommodation and well-proportioned reception rooms and bedrooms, with lovely period features including some flagstone floors, fireplaces, some with marble surrounds, handsome cornices and solid timber panelled doors.

The property is ready for updating and refurbishing. The library is lined with bookshelves and has a wood burner. The dining room has south-facing French doors to the garden. The garden room also has French doors to outside. The sitting room has windows to three sides and the drawing room has windows to the south and west.

The kitchen/breakfast room has an oil-fired AGA, flagstone floor, vaulted ceiling with exposed roof truss and purlins, and granite worktops and is served by pantries, boot room and utility/boiler room. There is a freezer room and garden WC accessed from outside.

The oak staircase rises to a large landing. Some bedrooms have cast iron and marble Victorian fireplaces, and most are south-facing.







There is a first floor cloakroom with WC and basin, a family bathroom with separate shower and generously sized en suite shower room with two showers to the principal bedroom.

The accommodation of the house extends to about 4,220 square feet, and a staircase from the landing rises to the second floor, where there are five attic rooms extending to about a further 1,863 square feet, ready to provide substantial additional accommodation (subject to any necessary consents).





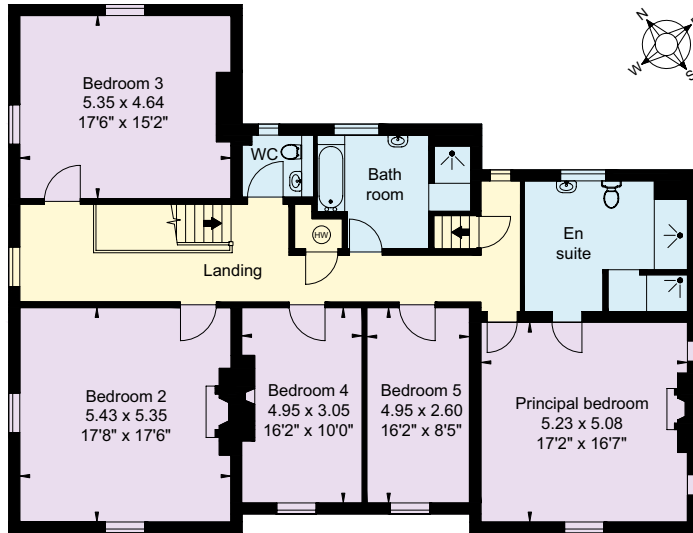
**Approximate Gross Internal Floor Area**

**House: 392 sq m (4,220 sq ft)**

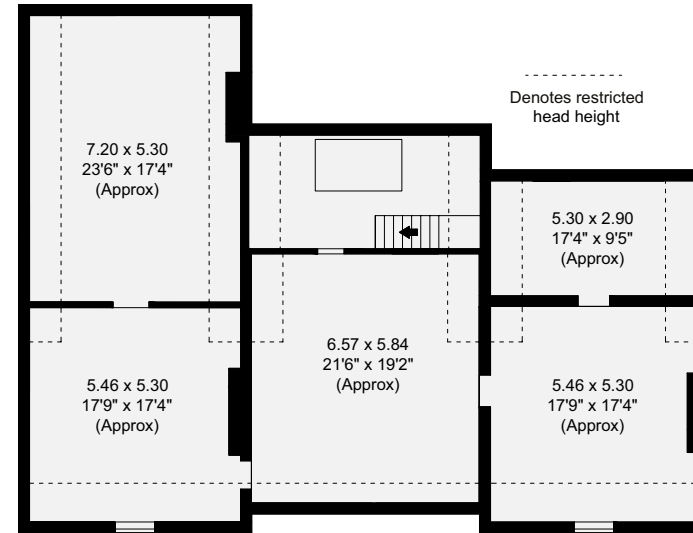
**Attic Floor: 173 sq m (1,863 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

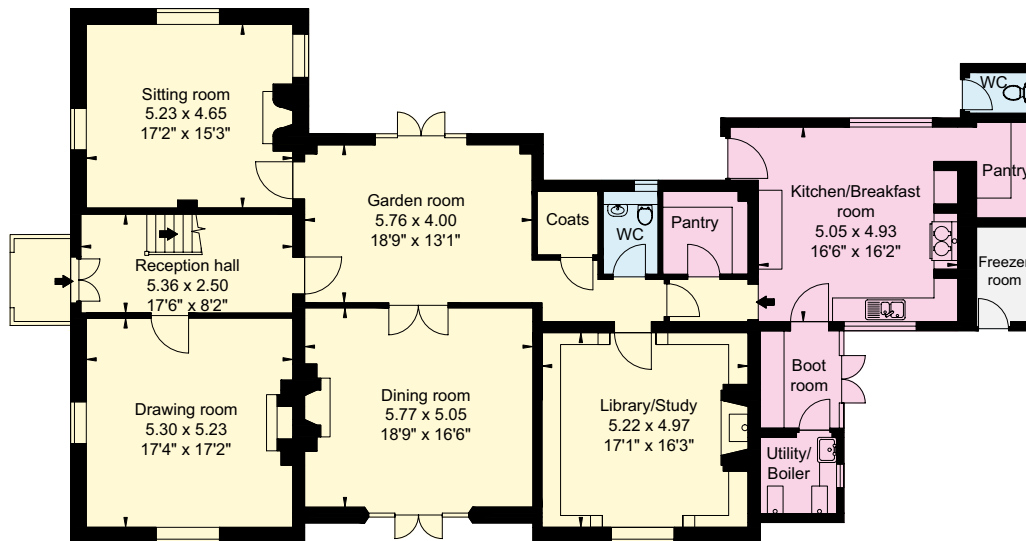
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**First Floor**



**Attic Floor**



**Ground Floor**



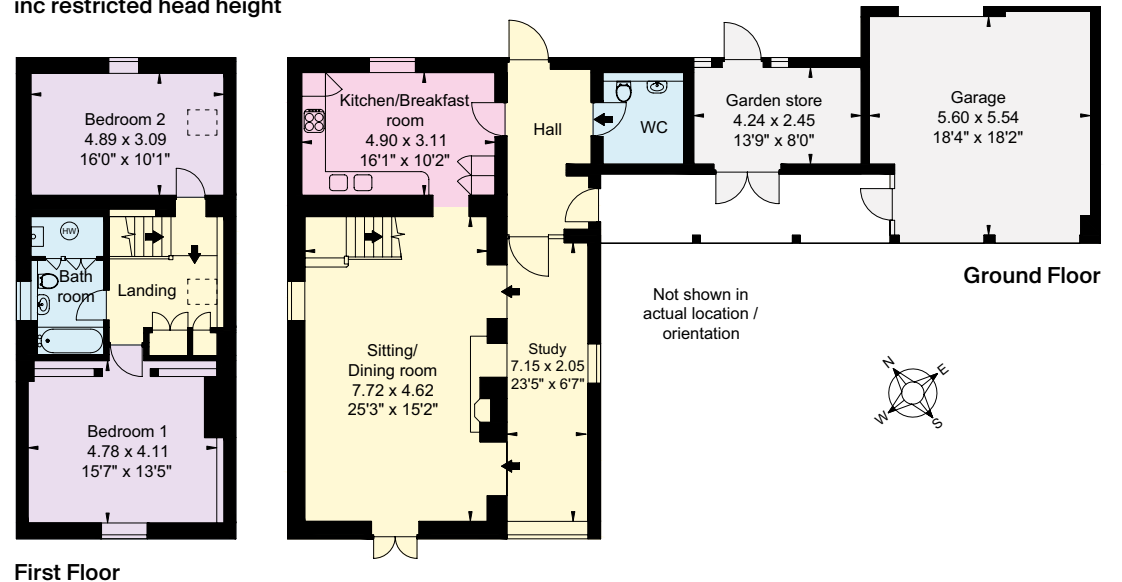
## The Coach House

The Coach House is accessed off a separate drive, which serves a small development of houses created from the former farm buildings to Exhall Court. The Coach House is a substantial secondary house to Exhall Court, ideal for an extended family or guests or to provide a useful income.

The Coach House has a 25-foot-long main reception room with a fireplace with woodburner and a fitted kitchen/breakfast room with integrated appliances as well as a study. There is a cloakroom off the hall, and to the first floor, two bedrooms and a bathroom and exposed roof truss timbers.

Outside, it is equipped with flood defences due to the proximity of the stream running through the garden. Attached to The Coach House is a garden store and the double garage for the main house.

Approximate Gross Internal Floor Area  
 Coach House/Outbuildings: 186 sq m (2,003 sq ft)  
 inc restricted head height







## Gardens and grounds

Exhall Court is set back from the village lane with a gravel drive and parking area. The house is set in lovely gardens, with trees including Wellingtonia, walnut, mulberry, yew, holly, holm oak and acacia, and adorned with wisteria and roses.

The Coach House has a partly walled formal garden with topiary.

There is a greenhouse and orchard with walnut, apple, quince trees and spring bulbs.

The parkland field lies to the east of the garden and was the subject of an extensive tree-planting programme by the present owners to create a wonderful setting for the house. The field also contains two ponds.





## Lot 2

On the opposite side of the access road to The Coach House are two grass fields, divided by the stream, and currently grazed with sheep on a 24 month grazing licence. There is a long road frontage to the land.

## Services

Mains electricity, water and drainage are connected to the property. Oil-fired central heating to Exhall Court and LPGas central heating to The Coach House. Telephone and broadband.

## Fixtures & fittings

All those items mentioned in these sales particulars, together with fitted carpets and light fittings, are included in the sale. All others are excluded but certain items may be available by separate negotiation.

## Directions (B49 6EA)

From the M40 (J15), take the A46 south towards Stratford-upon-Avon. Proceed along the A46, over three roundabouts and turn left signed Temple Grafton. Proceed over the crossroads at the Blue Boar public house and through Temple Grafton to Ardens Grafton and turn right signed Exhall. Proceed down the hill and through the village. Exhall Court is on the left-hand side.

**What3 words:** ///drainage.outdoor.mountains

## Viewing

Strictly by appointment only.

## Property information

**Tenure:** Freehold

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

**Council Tax:** Band G

**EPC Ratings:** Exhall Court – F. Coach House – XXXX.





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 10 May 2024  
Our reference: STR012462513

## Exhall Court, Exhall, Alcester, B49 6EA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,800,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



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