

Highfield, Stratford-upon-Avon, Warwickshire





An entertainment paradise with two cottages in a desirable location.

Summary of accommodation

Highfield

Ground Floor Vestibule with aquarium | Pool area with seating areas, changing areas, steam room, sauna
Laundry room | Kitchen | Dining room | Bedroom suite

First Floor Principal bedroom suite | Gallery | Study | Library

Lower Ground Floor Cinema | Bar and entertainment area
Plant room | Server room | Aquarium pump room
Boiler room

Outside

Garaging and gardens

1 & 2 Old Manor Lodge Cottages, each comprising

Entrance porch | Entrance hall | Sitting room | Conservatory
Kitchen/dining room | Landing | Two double bedrooms and shower room

Garden | Single garage and off-street parking

In all about 4.2 acres



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Situation

Dorsington is a particularly well kept and charming village surrounded by rolling hills and close to the Cotswolds, an Area of Outstanding Natural Beauty which at 787 square miles is the largest designated in England and Wales. The village is widely known for its arboretum and woodland walks which can be enjoyed by local residents. Dorsington is an ancient village dating back to at least the Saxon period. The earliest written record is from the Domesday Survey of 1089. The village is situated between the sought after villages of Welford-on-Avon and Barton. Nearby Bidford-on-Avon provides facilities to satisfy daily shopping requirements.

Honeybourne Station is approximately four miles away with a rail service to London Paddington and there is also a rail service to London Marylebone from Warwick Parkway. Both Birmingham International Airport and Birmingham NEC are within easy driving distance. The M40 (J15) provides swift access to Oxford and central London.

There are two golf courses in Stratford-upon-Avon together with active cricket and tennis clubs. There are National Hunt racecourses at Stratford-upon-Avon, Warwick and Cheltenham and boating and fishing on the Avon.

Stratford-upon-Avon is a thriving market town famous throughout the world as the birthplace and home of William Shakespeare. There are excellent shopping and recreational facilities in the town as well as The Royal Shakespeare Theatre. There are good state, grammar and private schools in both Stratford-upon-Avon and nearby Warwick.

Distances

Bidford-on-Avon 2½ miles, Honeybourne 4 miles (mainline station to London Paddington in 110 minutes), Stratford-upon-Avon 7 miles, Chipping Campden 9 miles, Heathrow Airport 97 miles, London 110 miles (Distances and times approximate).



Highfield

Built as a modern twenty-first century folly, Highfield was commissioned by the late Felix Dennis who combined his passion for “Treasure Island” and his love of tithe barns to create a truly remarkable tithe barn. At the time of construction, Highfield was the biggest barn to be built of green oak for 300 years.

Highfield is subdivided into three distinct structures; the main pool area with its aisles and arcades and two additional wings which have been tied into the main building. The north wing houses the bedroom, bathroom, changing area, solarium, sauna, steam room and laundry room. The south wing accommodates the kitchen, dining room, study and open gallery. The west elevation displays an almost alpine feel and there are fine pastoral views from the balcony.

Below ground the basement houses an authentic Art Deco inspired cinema and bar and entertainment area and an impressive plant room which controls Highfield including high tech equipment for all of the major services – electrics, heating, filtration, lighting, security, telephone and air handling system - reside here alongside the underground parking area and turntable.

The accommodation totals over 12,000 sq. ft. and is fitted out to an exceptional standard by skilled craftsmen using the finest materials, such as Verona Italian marble and Lincoln sandstone, to create an “architectural adventure” displaying a vast array of artistic talent from the hand crafted mosaic designs in the pool to the clay mythical dragon on the main ridge and the exquisite shell panels that adorn the walls.







Garden and Grounds

Hardy climbers soften the red brick and timber weather boarding. Formal lawned areas surround the property with pathways and terraces constructed from a mixture of Ancaster stone, African slate and blue and buff Lincolnshire limestone. To the west of Highfield and adjoining the gardens and grounds is a large permanent pasture paddock.

Highfields enjoys private and direct access via the orchard to the arboretum and the Heart of England Forest which covers 7,000 acres of ancient and new woodland with 1.8 million new trees plant in recent years.

Technical Specification

- Full-sized generator which activates within three to five seconds should the power cut out.
- The cinema and bar are fitted with an Inergen fire suppressant system which allows occupants extra time to exit the building.
- The property has two boilers which work in tandem to ensure neither boiler is stressed.
- There is a heat plate heat exchange unit which ensures a constant and plentiful supply of hot water.
- There are two large propane gas tanks which lie beneath the garden.
- The oil tank is also beneath the garden and is filled via nozzle just inside the gate.
- The palm trees are part of the air conditioning retraction system. Odours are sucked into the palm trees and pass underground and out of the house via the wooden roofed building on the terrace.
- The pool has an ozone system which sanitises the water and replaces the need for chlorine.
- Automatic heated driveway.
- Electric car turntable.
- Helvar intelligent lighting system creating mood lighting.

The Yard

Situated to the north of Highfield and across the lane is a self-contained yard housing the back-up generator plant for Highfield alongside which is a most attractive oak framed barn measuring 9.3m x 5.5m (30'6" x 18') under a cedar shingle roof. Currently serving as general purpose stores and gardener's offices but could readily be used as additional garaging.

The yard has numerous greenhouses, various ancillary stores, a further office and an area dedicated to the raising of young plants.



1 & 2 Old Manor Lodge Cottages

A pair of charming semi-detached thatched estate cottages beautifully presented set in mature gardens with garaging.

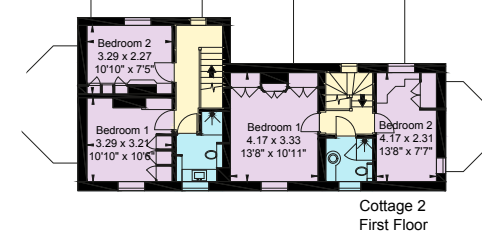
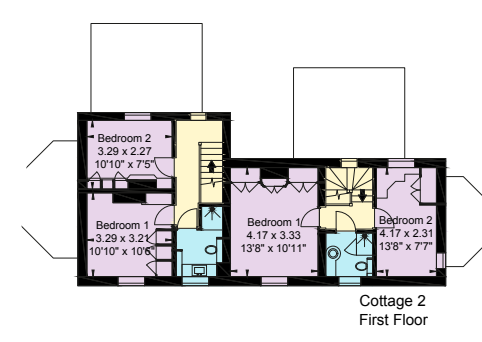
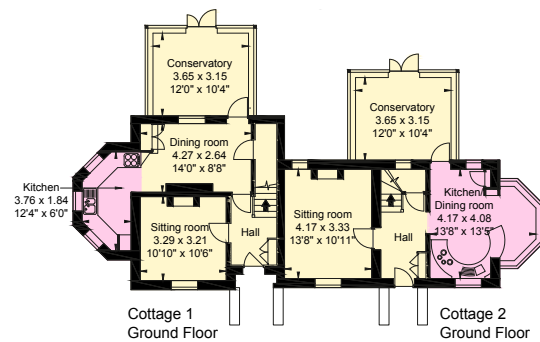
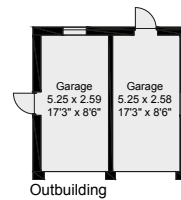
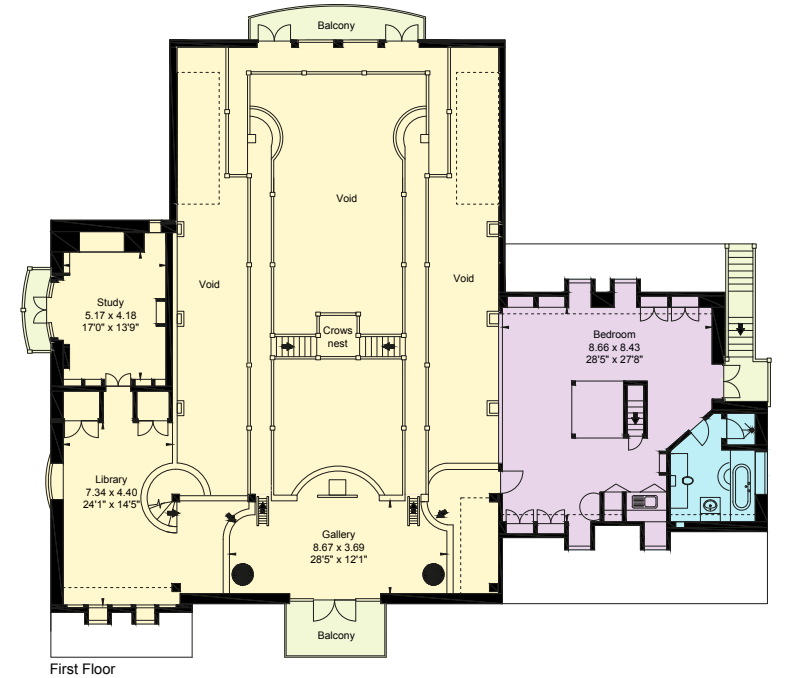
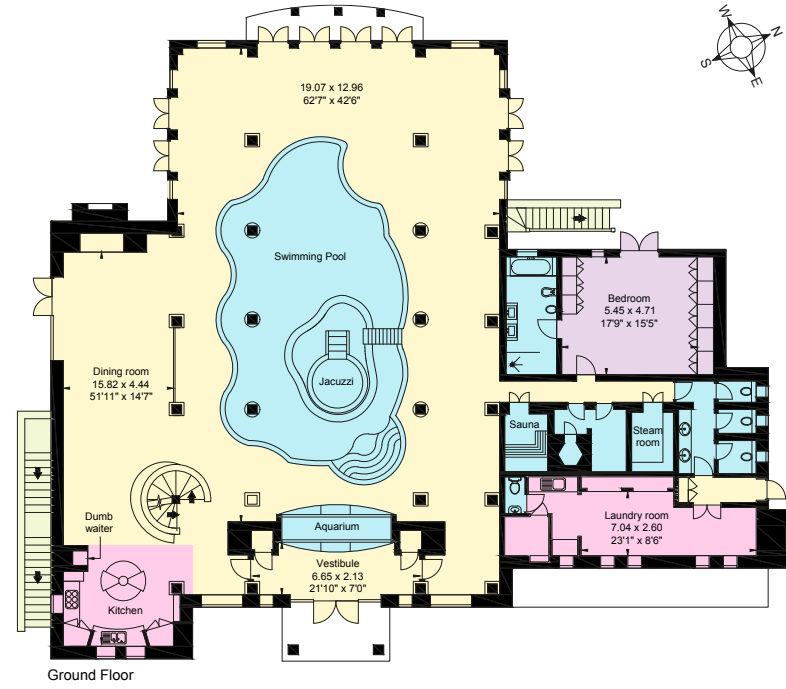
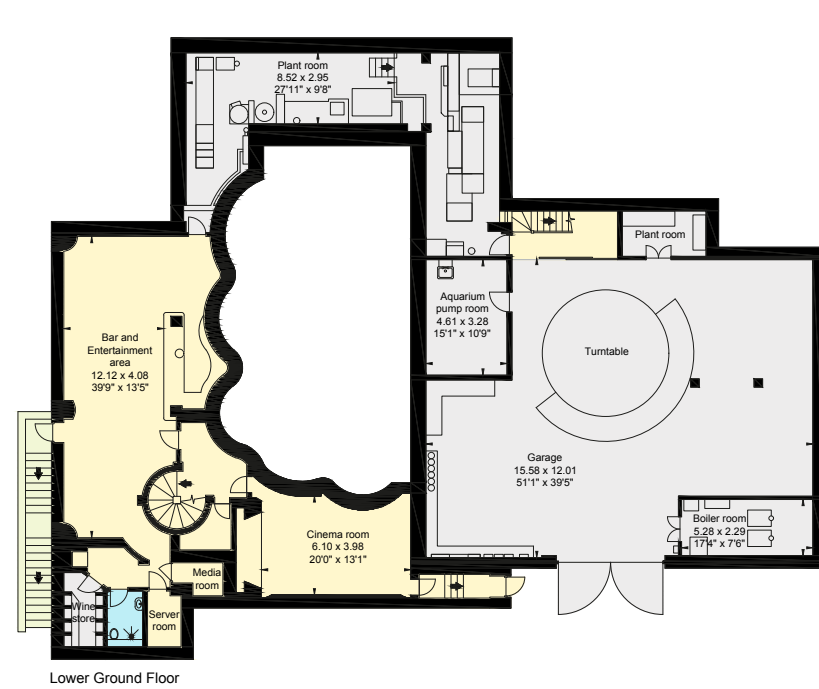
Each property comprising: entrance porch, entrance hall, sitting room, conservatory, kitchen/dining room, landing, two double bedrooms and shower room. Garden, single garage and off street parking.

Old Manor Lodge Cottages occupy a lovely garden setting and were extensively refurbished, modernised and embellished in 1992. Each cottage is beautifully presented with painted, rendered elevations beneath a decorative thatched roof. The cottages benefit from bespoke kitchens, handcrafted conservatories, high quality shower rooms and well laid out accommodation. Across the courtyard are the garages and plentiful hard standing for vehicles, all accessed from the lane through electrically operated decorative wrought iron gates. The gardens are established and set within yew hedges with areas of lawn, trees and shrubs and a pathway across the front of each cottage.



Approximate Gross Internal Floor Area

- Highfields: 1,132 sq m / 12,185 sq ft
- 1 Old Manor Lodge: 81 sq m / 871 sq ft
- 2 Old Manor Lodge: 83 sq m / 889 sq ft
- Outbuilding: 28 sq m / 301 sq ft
- Total: 1,324 sq m / 14,246 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.



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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Property information

Tenure: Freehold.

Highfield - Services: Mains electricity, water and drainage are connected. Oil fired central heating. Telephone line subject to BT transfer regulations. Air handling unit providing air conditioning to part of the building.

1 & 2 Old Manor Lodge Cottages - Services: Mains electricity, water and drainage are connected. LPG fired central heating. Telephone line subject to BT transfer regulations.

Local Authority: Stratford-on- Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon, Warwickshire CV37 6HX
Tel: 01789 267575.

Council Tax Band: Crowsley Grange - Band H
Crowsley Grange Flat - Band A

Energy Performance Certificate Rating: Highfield - E
1 Old Manor Lodge Cottage - F
2 Old Manor Lodge Cottage - F

Postcode: CV37 8AR

What3words: ///anchovies.upwards.vehicle

Viewings

Strictly by appointment with the sole selling agent Knight Frank LLP.



