

KNIGHTCOTE HALL FARM HOUSE

KNIGHTCOTE • SOUTH WARWICKSHIRE







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A fine country house in beautiful gardens with water and south facing views over its own pastureland, with a guest wing tower, leisure barn, cottage, tennis court and indoor pool

Hall • Dining room • Sitting room with inglenook • Family room • Drawing room • Kitchen/breakfast room
Cloakroom • Store • Laundry • 4 Double bedrooms including master bedroom suite
with dressing room and bathroom • 2 Further bathrooms

Tower annexe with sitting room, cloakroom, double bedroom and bathroom

Cottage with hall, sitting room, kitchen, double bedroom and bathroom, wood store

Indoor pool room with indoor swimming pool, shower, sauna, wc and plant room • Garden wc

Oak framed and glazed leisure barn with party room, covered loggia, kitchen, shower room and mezzanine

Triple garage • Garden stores and tool room • Beautiful landscaped gardens with three ponds
Hard tennis court • Orchard • Ha-ha • Traditional pasture land with pond and mature spinneys

In all about 17.67 acres (7.15 hectares)

M40 (J12) 3 miles • Banbury and M40 (J11) 14 miles (Intercity trains to London Marylebone from 58 mins)
Leamington Spa 9 miles • Warwick 11 miles
Stratford upon Avon 16 miles • Birmingham 33 miles • Oxford 38 miles
(All distances and time are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

Situation

- Knightcote Hall Farm House is in an idyllic situation facing south to the rear with views over its own paddock land to the Burton Hills Country Park beyond. On the edge of the hamlet, the property is private yet not isolated
- The property is readily accessible to the M40 (3 miles) via winding country lanes, giving access to London, Birmingham, Oxford, Banbury and Stratford upon Avon
- The Fosse Way nearby gives ready access to the Cotswolds to the south. Leamington Spa and Stratford upon Avon, the region's cultural centre and home of the Royal Shakespeare Theatre, provide ample shopping, recreational and dining opportunities
- There are shopping facilities for day-to-day requirements as well as a primary school, parish church and thriving village community in Bishops Itchington, about 2 miles away
- The area is well served by state, grammar and private schools including Arnold Lodge School and Kingsley School for Girls in Leamington Spa, Warwick Prep and Public School and King's High School for Girls in Warwick, Bilton Grange Prep School, Rugby and Princethorpe Public Schools at Rugby and Tudor Hall School for Girls and Bloxham Public School near Banbury
- There are a number of golf courses in the area. Racing at Stratford, Warwick and Cheltenham, motor racing at Silverstone, and fishing and sailing at Draycote Water

Description of property

- Knightcote Hall Farm House is a fine period property built of local ironstone under a slate roof with traditional features including flagstones, exposed timberwork (some painted), fine dressed stone and inglenook fireplaces, lovely leaded stone mullion windows to the south side, window seats and shutters and antique pine panelled doors; the exterior doors to the house, cottage and tower being particularly fine
- The property has well proportioned rooms with good ceiling heights. Principal rooms have windows to two sides

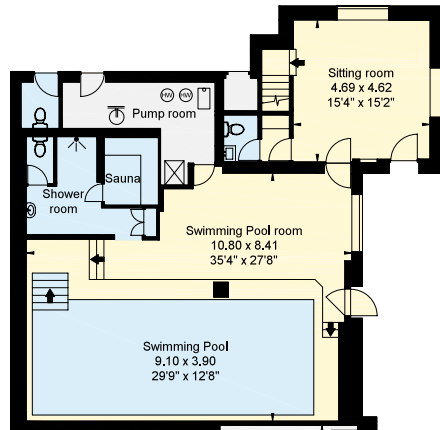




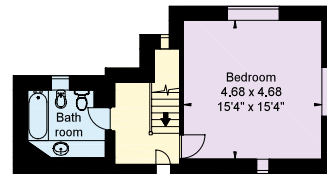


- The kitchen/breakfast room is well appointed with oak kitchen, an island unit, granite and timber worktops, 4 oven oil fired Aga, glazed sink and space for dishwasher
- A new pressurised hot water system has recently been installed and bathrooms are well appointed
- The master bedroom has a large dressing room with wardrobes, and there are built-in cupboards to bedrooms 3 and 4

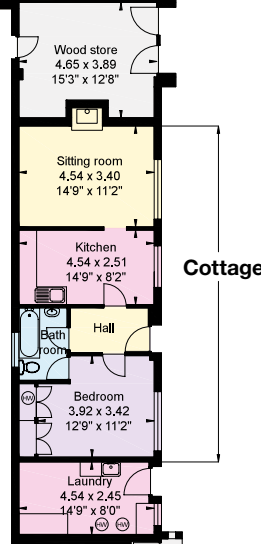




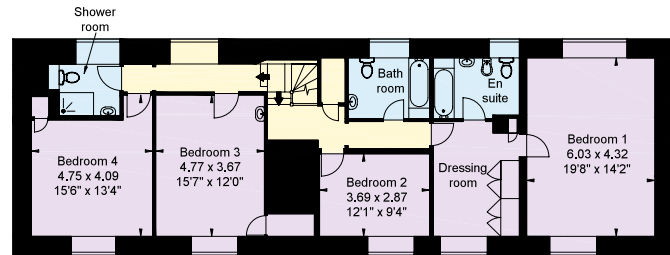
**Tower Annex
Ground Floor**



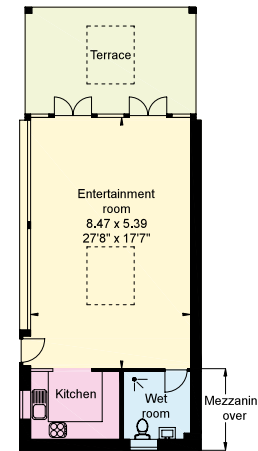
**Tower Annex
First Floor**



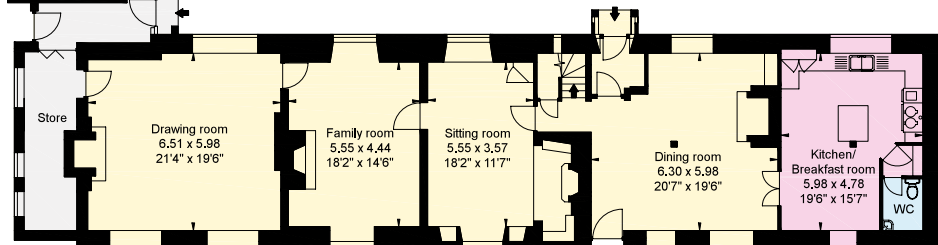
Cottage



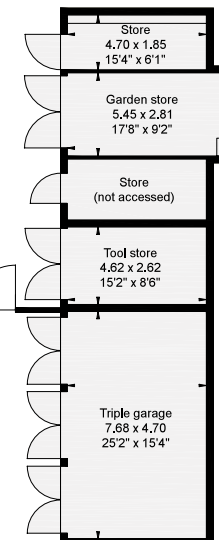
First Floor



Not shown in actual location / orientation
Leisure Suite



Ground Floor



Coach House

Approximate Gross Internal Floor Area

Main House: 315 sq m (3,391 sq ft)

Cottage: 51 sq m (550 sq ft)

Tower Annex: 66 sq m (710 sq ft)

Swimming Pool Complex: 110 sq m (1,185 sq ft)

Leisure Suite: 60 sq m (646 sq ft)

Coach House: 85 sq m (915 sq ft)

Laundry/Wood Store: 30 sq m (323 sq ft)

Total: 717 sq m (7,720 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





- In addition to the main accommodation is the lovely indoor pool complex, a guest tower providing additional accommodation with triple arched mullions to ground and first floor overlooking the garden, and leisure barn, ideal for entertaining, with a full kitchen with integrated appliances, wet room with limestone tiling, party/entertainment room and covered loggia for outdoor eating
- One bedroom self contained cottage, garage and stores





Tower Annexe

Garden and grounds

- Positioned behind a boarded fence, shrub and tree screen, Knightcote Hall Farm House is secluded. The front garden is lawned, with shrub, rose and herbaceous borders
- Wrought iron double gates open to a gravel drive to solid wooden gates leading to a gravelled turning circle with lawn and fine walnut tree
- The gardens are extensively lawned, with ha-ha giving an unbroken view. There are three lily and fish ponds, gravel courtyard beside the leisure barn with stone walling and herbaceous borders
- Fine trees including walnut, cherry, hornbeam and birch. Pergola, rose arches and iris
- A beech hedge screens the private garden, with herbaceous borders and vegetable beds. Bunding with shrubs and trees, rose beds, acer, poplar, ash, tulip and pine trees



Tower Annexe



Tower Annexe



Tower Annexe





- Hard tennis court with chain link fence
- Orchard with apple and pear trees and an abundance of bird life
- Traditional ridge and furrow pasture land with hedges, pond, parkland trees and spinneys of chestnut, lime and whitebeam. There is separate access to the field from the village lane and to a yard area behind the house with green houses
- A shelter belt gives a woodland walk and trees screen to the east side of the property
- Rainfall measurement station

Services

Mains electricity, water and drainage are connected. Oil fired central heating. Security system. Telephone and Broadband.

Fixtures and fittings

All those mentioned in these particulars, together with fitted carpets and most light fittings are included in the sale. All others are excluded. Certain items may be available at valuation.

Directions (CV47 2SF)

From the M40 (J12) turn right onto the B4451 and immediately right into Knightcote Bottoms. Follow the lane to the crossroads and turn right to Knightcote. The entrance to Knightcote Hall Farm House will be found on the right, just after a left hand bend.

Terms

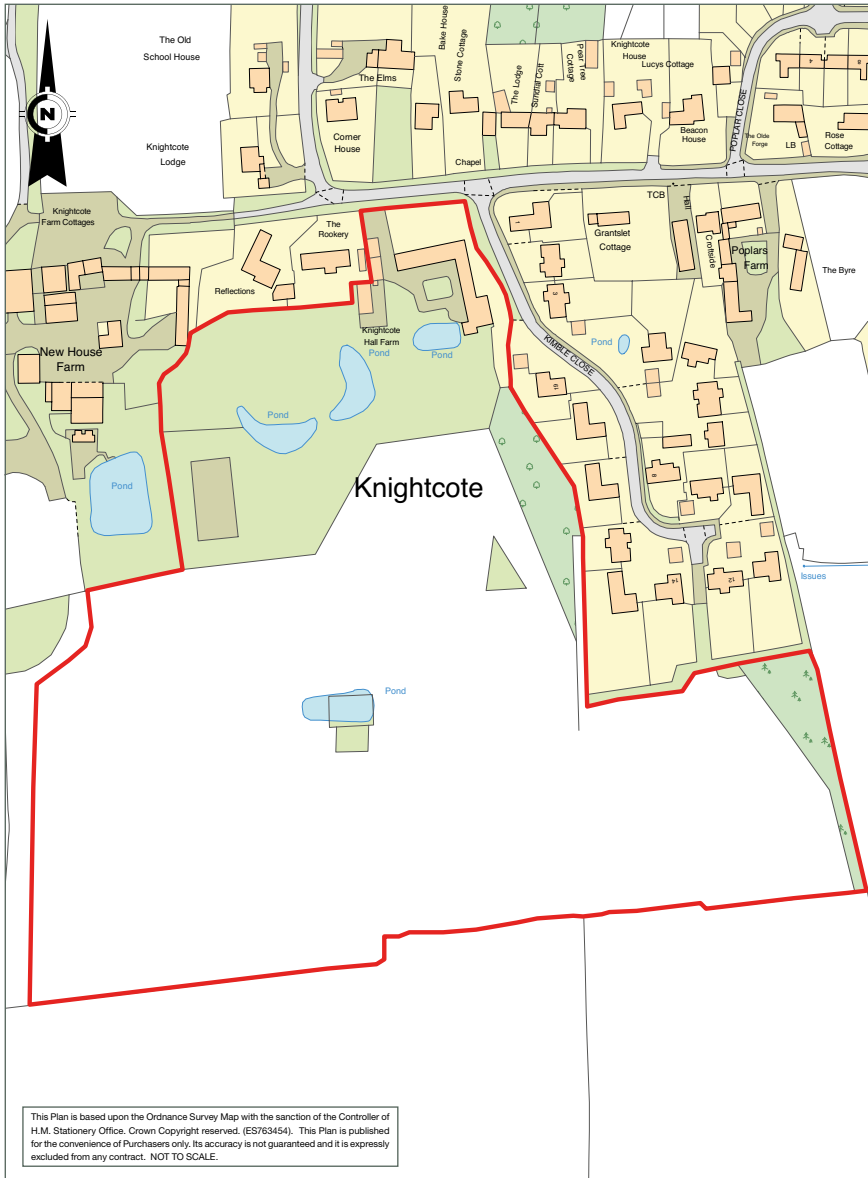
Tenure: Freehold

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

Viewing

By prior appointment only with the agents.





Knightcote Hall Farmhouse – Energy Efficiency Rating			Annexe – Energy Efficiency Rating			Leisure Suite – Energy Efficiency Rating		
	Current	Potential		Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very energy efficient - lower running costs		116	Very energy efficient - lower running costs		103
(92 plus) A			(92 plus) A			(92 plus) A		
(81-91) B		83	(81-91) B			(81-91) B		
(69-80) C			(69-80) C			(69-80) C		
(55-68) D			(55-68) D			(55-68) D	58	
(39-54) E			(39-54) E			(39-54) E		
(21-38) F	34		(21-38) F	35		(21-38) F		
(1-20) G			(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not energy efficient - higher running costs			Not energy efficient - higher running costs		



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Date: 02 August 2024
Our reference: CHO120114

Knightcote Hall Farm House, Knightcote, Southam, CV47 2SF

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,900,000.

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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We'd love to help you.

Yours faithfully



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V4.2 Feb 24