



Caldecote Farm
Calcutt Lane, Rugby, Warwickshire





A **beautifully refurbished** period farmhouse set in a secluded location with private grounds extending to 10.80 acres, a range of outbuildings and planning consent obtained for further development.

Summary of accommodation

Kitchen/dining/family room | Entrance hall | Study | Drawing room | Utility room | Shower room

Two bedrooms with en suite shower rooms | Three further double bedrooms | Family bathroom

Planning permission for a swimming pool

A range of traditional outbuildings including a hay barn, old stable barn, workshop, machinery barn, boiler room and store

Private grounds with a lake extending to 10.80 acres

Distances

Rugby 7 miles (Intercity trains to London Euston from 55 mins), M40 (J12) 11 miles, Leamington Spa 12.5 miles (Intercity trains to London Marylebone from 69 mins), Banbury 18.5 miles (Intercity trains to London Marylebone from 54 mins), Birmingham International Airport 24 miles

(All distances and times are approximate)



Knight Frank Stratford-upon-Avon
Bridgeway
Stratford-upon-Avon
CV37 6YX
[knightfrank.co.uk](https://www.knightfrank.co.uk)

James Way
01789 297735
james.way@knightfrank.com

Evey Hadley
01789 206964
evey.hadley@knightfrank.com



Situation

Caldecote Farm is situated in a secluded location surrounded by traditional Warwickshire countryside and is accessed by a right of way over a long, no-through lane. The property is about 4 miles from Southam which has schools, shops and services for day-to-day requirements. The property is well located for access to the motorway network, bringing Birmingham, Coventry, Leicester, Northampton, Milton Keynes and Oxford all within easy daily reach.

There is an excellent range of state, private and grammar schools in the area, including Rugby School, Lawrence Sheriff Grammar School, Bilton Grange Prep School, Rugby Public School in Rugby, Princethorpe College Public School, Arnold Lodge School, Kingsley School for Girls in Leamington Spa and Warwick Prep and Public School and Kings High School for Girls in Warwick. Southam High School was rated outstanding in its most recent Ofsted Report (September 2021).

There are a number of local golf courses in the area, including Whitefields at Thurlaston and Leamington. Sailing and fishing at Draycote Water and the surrounding area is excellent for riding and walking. The property lies in the Warwickshire Hunt and is well-positioned for access to a wide range of equestrian activities. There is racing at Warwick (12 miles) and Stratford (18 miles) and polo at Southam and Rugby.

The property

Caldecote Farm is believed to date back to the C17th, with later Georgian additions, and is constructed from local Hornton stone and brick. The property has been sympathetically and beautifully refurbished by the current owners, offering a blend of character and modern comfort.

The front door opens to an entrance hall that provides access to a charming drawing room and a large study, both offering south-facing views to the drive and grounds. Beyond the entrance hall is an impressive, triple-aspect kitchen/dining/family room with triple sliding doors and an external door leading to the walled patio beyond. The ground floor further extends to a utility room and shower room and benefits from original wooden doors and underfloor heating throughout with heavy cast iron radiators to the first and second floors with elm board seating above. Amtico style hard flooring to the kitchen area and utility room.









Stairs in the entrance hall rise to the first-floor landing, which provides access to a very spacious principal bedroom with a modern en suite shower room, fitted wardrobes and a large, single-paned window with elm windowsills offering stunning views of the rolling countryside to the north. The first floor extends to two further double bedrooms, both complete with fitted wardrobes and William Morris wallpaper, and a family bathroom with free-standing bath and large shower.





The second floor comprises of two further double bedrooms, one with en suite shower room, both with dormer windows and unrivalled south-facing views of the open countryside beyond. There is also a water supply on the landing, providing the option for a further bathroom on this floor. The first and second floors benefit from original wooden doors and a combination of original and new oak, elm and pine floorboards.

The main large stoned courtyard has a mixture of a block of six old stables, two workshops and a three bay storage barn for hay or machinery. The courtyard off the utility room has a covered area and a second kitchen, currently used for a small business. Planning consent has been obtained by the current owners to build a barn in the walled courtyard to house an indoor swimming pool with changing rooms and a WC. The relevant planning reference number is R18/1249.



Approximate Gross Internal Floor Area

House: 350 sq m (3,768 sq ft)

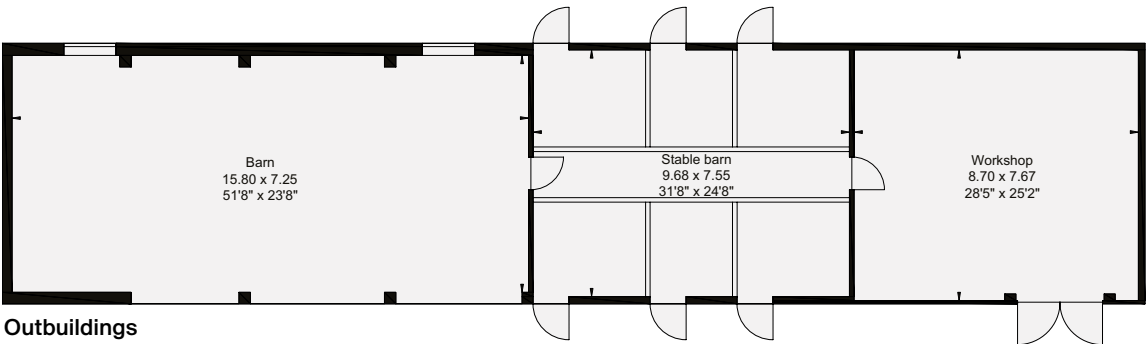
Outbuildings: 401 sq m (4,316 sq ft)

Total: 751 sq m (8,084 sq ft)

inc. restricted head height

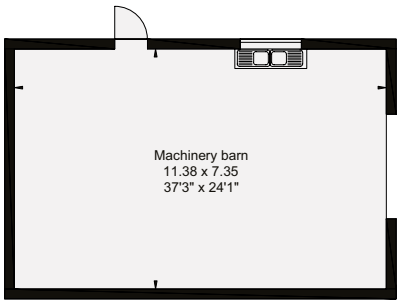
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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

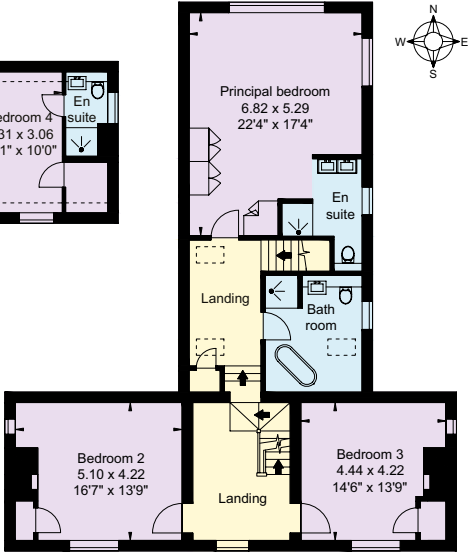


Outbuildings

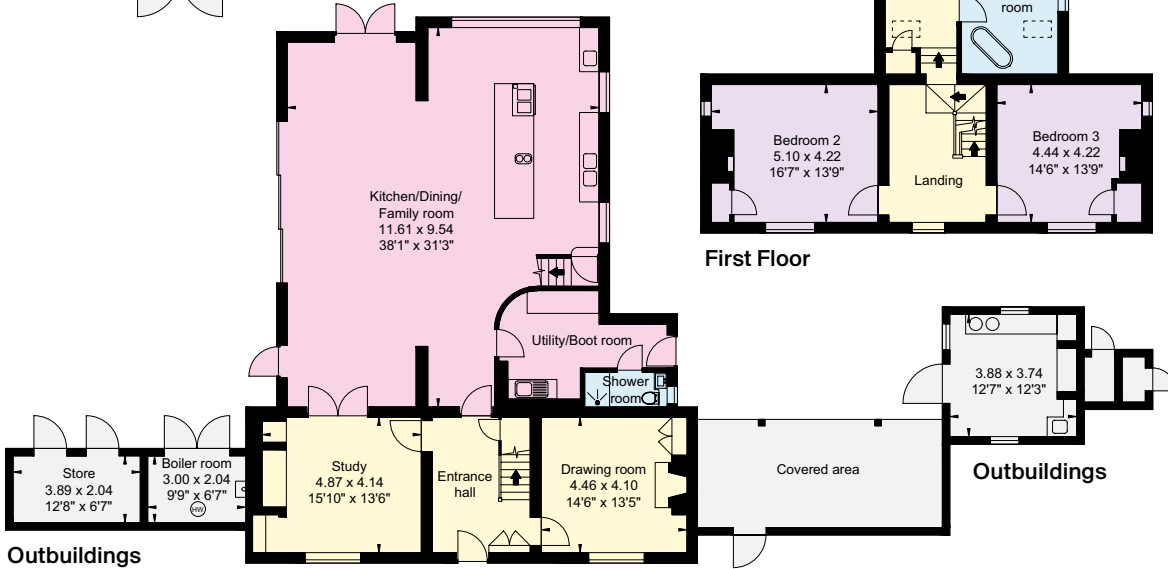
Not shown in actual location / orientation



Second Floor



First Floor



Ground Floor

Outbuildings

Outbuildings



The private grounds comprise of fantastic amenity land which surrounds the house and courtyard of buildings and includes a beautiful, landscaped lake to the rear, extending in total to 10.80 acres. A footpath has been diverted to the far boundary of the paddock.

Services

Mains water and electricity. Private sewerage treatment plant. CCTV.

Fixtures and fittings

All those items mentioned in these particulars are included in the sale. All others are specifically excluded. However, certain items may be available by separate negotiation.

Directions (CV23 8HY)

From the M40, exit at junction 12 (Gaydon) and, take the B4451 towards Southam and continue along this road for about 3 miles. At the T junction, turn left to continue along the B4451 signposted Southam. Continue along this road for about 2 miles, and at the roundabout, turn right on to the A425.



At the next roundabout, turn right along the A426, continue for about 1.7 miles and once over the bridge, turn right along Calias Lane. Continue along this lane for 0.5 mile and at the fork in the road, take the right-hand fork signposted Calcutt Lane. Continue along this lane for about 1 mile, and you will reach Caldecote Farm.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing

By prior appointment only with the agents.

Property information

Tenure: Freehold

Local Authority: Warwickshire Country Council: 01926 410410

www.warwickshire.gov.uk

Rugby Borough Council: 01788 533533

Council Tax: Band G

EPC Rating: D



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2025. Photographs and videos dated December 2024.

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Date: 18 February 2025
Our reference: STR012321871

Caldecote Farm, Calcutt Lane, Rugby, CV23 8HY

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,950,000**.

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



KNIGHT FRANK LLP

Enc:

James Way
Partner
+44 1789 206 950
james.way@knightfrank.com

Evey Hadley
Negotiator
+44 1789 206964
evey.hadley@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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V4.3 Sep 24