




FAIRFAX HOUSE


Warwick Road, Stratford-upon-Avon





THE PERFECT COUNTRYSIDE RETREAT


This stunning family home has a charming two bedroom cottage in a sought-after location near the Welcombe Hills. Boasting 26 acres of land, a private tennis court, and breathtaking views.



6



4



4


Double


26 acres







Local Authority: Stratford-on-Avon District Council
Council Tax band: House - G, Cottage - A
EPC: House - C, Cottage - B
Tenure: Freehold



SITUATION

Stratford-upon-Avon, renowned as the region's cultural hub, offers a vibrant blend of shopping, recreational facilities, and a fantastic selection of quality restaurants, public houses, and gastro pubs. The area is well-served by excellent schools, including The Croft Prep School, King Edward VI Grammar School for Boys, Shottery Grammar School for Girls, and Stratford High School. Nearby Warwick and Leamington Spa provide further shopping options and educational institutions. For commuters, the M40 is easily accessible, with regular train services from both Warwick Parkway and Stratford-upon-Avon to Birmingham and London.

Distances: Warwick 9 miles, Warwick Parkway Station (trains to London Marylebone from 69 mins), M40 (J15) 8 miles, Leamington Spa 12 miles, Chipping Campden 12 miles, Birmingham International Airport 23 miles (Distances and time approximate)



THE PROPERTY

Fairfax House is a stunning family home set in a beautiful, elevated position with panoramic views over the Welcombe Hills, Stratford-upon-Avon, and the surrounding countryside.

Upon entering the property, you are greeted by a spacious hallway with flagstone flooring, leading to the principal reception rooms. The large dual-aspect drawing room boasts an open fire, while the dining room features a cosy wood-burning stove. The sitting room also includes a fireplace with a wood-burning stove, and a study offers a quiet retreat.

The kitchen breakfast room is the heart of the home, designed for family living with a range of painted oak units, a central island, and a matte granite worktop. An electric AGA adds character to the space, with plenty of room for a large dining table. Double doors lead to a delightful garden room, where you can relax and enjoy the breathtaking views.

The first floor has an oak-floored landing with an apex window, leading to a principal bedroom suite with dual aspects and an en suite bathroom. There are three additional generously-sized bedrooms and two bathrooms (one of which is en suite). The second floor features a central living area, two further bedrooms, and a shower room.

For extra storage, the dry cellar is accessed from the kitchen and provides ample space for storage and a potential laundry room.





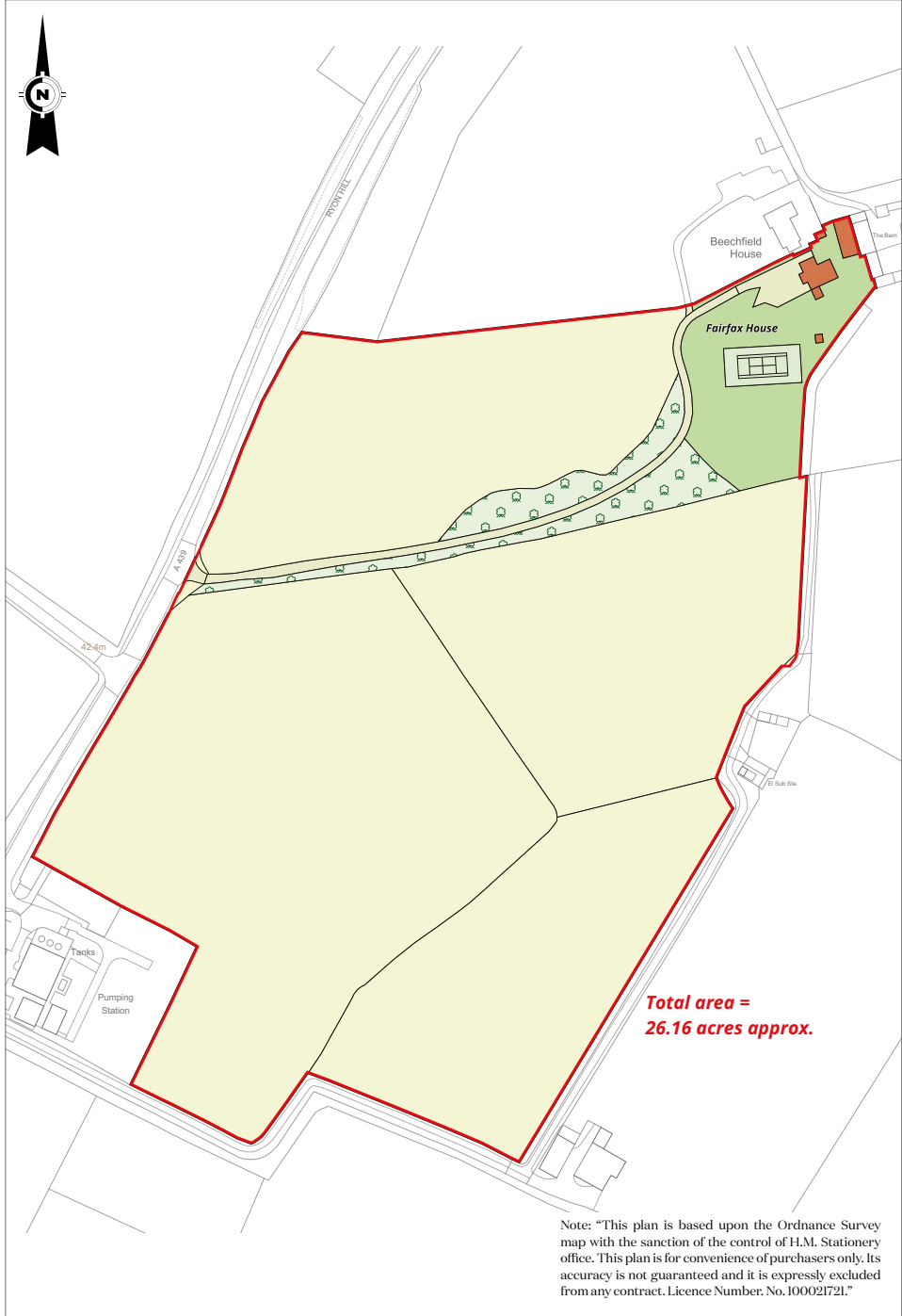
COTTAGE AND STUDIO

To the rear of the main house, accessed via a charming courtyard, is a superbly appointed two-bedroom cottage. The ground floor features a spacious sitting/dining room, a well-equipped kitchen, and a modern shower room. Upstairs, you'll find two generously-sized bedrooms and a family bathroom.

Adjacent to the cottage is a versatile studio/games room, ideal for a range of uses. The cottage and games room are conveniently linked by a carport. Additionally, a practical workshop/storeroom can be accessed from the courtyard, offering further storage or workspace. This combination of spaces provides endless possibilities for family living, hobbies, or home office use.







GARDENS AND GROUNDS

The approach to the house is via a long, tree-lined driveway, shared with just one other property. The drive winds up the hillside and forks to the right, leading to a private block-paved driveway in front of the house. This expansive driveway provides ample parking for several cars and offers access to both the rear courtyard and a double carport.

The beautiful formal gardens have a variety of mature trees, herbaceous borders, and large, predominantly lawned areas. A charming bothy with a circular terrace overlooks the tennis court, providing a perfect vantage point for spectators, while offering enviable views over Stratford-upon-Avon and the picturesque Cotswolds in the distance.

Beyond the formal gardens, the property benefits from several fields, making it an ideal option for equestrian enthusiasts. This remarkable setting offers both elegance and functionality for a variety of lifestyles.

PROPERTY INFORMATION

Services: Mains water and electricity are connected to the property. Private drainage and oil-fired central heating.

Agent note: Use of the fields will be restricted to agricultural and equestrian use only.

Estate Agents Act 1979: Please note that the vendors are related to an employee of Knight Frank LLP.

what3words: ///mini.rebounder.mimic

Viewing: By prior appointment only with the agents



Approximate Gross Internal Area =
House: 452 sq m / 4,866 sq ft (exc. Low level storage/Eaves)
Cottage: 78 sq m / 840 sq ft
Outbuildings: 116 sq m / 1,250 sq ft
Total: 646 sq m / 6,956 sq ft (inc. restricted head height)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

Will Ward-Jones

01789 297735

william.ward-jones@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Date: 02 April 2025
Our reference: STR160387

Fairfax House, Warwick Road, Stratford-upon-Avon, CV37 0EN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,500,000.

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

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

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

Yours faithfully



KNIGHT FRANK LLP

Enc:

William Ward-Jones
Partner, Office Head
+44 1789 206 951
william.ward-jones@knightfrank.com

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

knightfrank.co.uk

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24