



## MANOR FARM








Langley, Warwickshire





## A CHARMING GRADE II LISTED FAMILY RESIDENCE

Steeped in character, with elegant gardens,  
a paddock, and captivating rural views.

			EPC
5	5	3	F
			
2.4 acres			

**Distances:** Henley-in-Arden 5.5 miles, Stratford-upon-Avon 6 miles, Warwick 7.5 miles  
Leamington Spa 10 miles, Solihull 15 miles, Birmingham 25 miles, M40 (J15) 6 miles  
Warwick Parkway Station 6.5 miles (trains to London Marylebone from 69 minutes)  
Birmingham International Airport 21 miles  
(All distances and times are approximate)





## SITUATION

Langley is a popular village situated approximately 6 miles to the north of Stratford-upon-Avon. Stratford, the region's cultural centre, offers an excellent range of shopping and recreational facilities and is the home of the world-famous Royal Shakespeare Company. There is an excellent range of state, grammar and private schools in the area to suit most requirements, including Warwick Prep School, King's High School for Girls and Warwick School for Boys in Warwick; The Kingsley School in Leamington Spa and The Croft Prep School, King Edward VI Grammar School for Boys and Shottery Grammar School for Girls in Stratford. Access to the national motorway network is just 6 miles away at junction 15 of the M40, whilst the rail network is also within easy reach, with trains from Warwick Parkway running to London Marylebone and to Birmingham. There are local racecourses at Stratford-upon-Avon and Warwick and a wealth of golf courses, including Bearley, Claverdon, Leek Wootton and Stratford-upon-Avon.





# THE PROPERTY

The ground floor offers an inviting entrance hall leading to a generous dual-aspect drawing room with a stunning fireplace, alongside a cosy sitting room, also featuring a charming fireplace. A spacious study opens onto the courtyard through double doors — ideal as a home office or a versatile playroom, offering flexibility to suit a range of needs. At the heart of the home lies an excellent kitchen, flowing seamlessly into the breakfast room — perfect for family meals and relaxed gatherings. A practical utility room and a shower room complete the ground floor accommodation.

Upstairs, the property continues to impress with a lovely principal bedroom with a Jack and Jill bathroom, which can also be accessed from the landing, and four additional well-proportioned bedrooms, providing ample space for family and guests. Three of the bedrooms are en suite, ensuring comfort and convenience.







## GARDENS AND GROUNDS

The shared courtyard provides easy access to the property's private gated driveway, which allows parking for plenty of cars and gives access to the garage for additional storage.

The good-sized rear garden offers impressive views over the countryside beyond. Whether relaxing or entertaining, this outdoor space is the perfect retreat. With a delightful patio area and being mainly laid to lawn with an array of mature trees and shrub beds, this garden lends itself perfectly to family living.

For those with equestrian interests, additional land (separated via post-and-rail fencing) and stabling make this property an ideal choice. It offers potential for horse owners or those looking for more space to enjoy the great outdoors. Naturally, the stables and games room could be utilised in other ways.









# PROPERTY INFORMATION

**Services:** Mains water and electricity are connected to the property. Oil fired central heating to the house and shared private drainage for all five properties within manor farm.

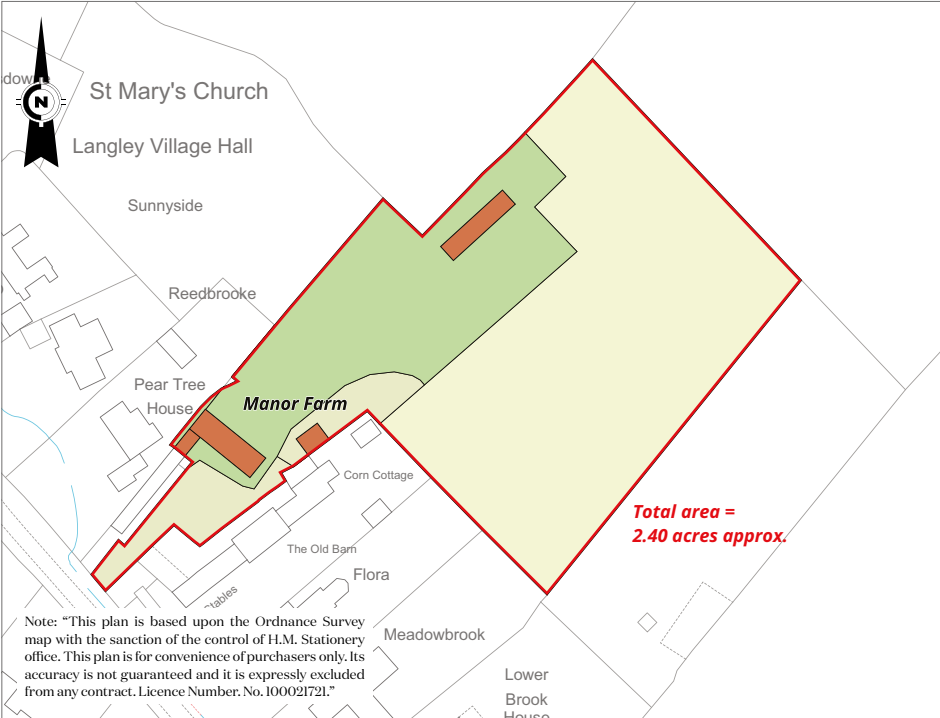
**What3Words:** ///defeat.reset.chefs

**Tenure:** Freehold

**Local Authority:** Stratford-on- Avon District Council.

**Council Tax:** Band G

**Viewing:** By prior appointment only with the agents.







Approximate Gross Internal Area  
House: 244 sq m (2,627 sq ft)  
Outbuildings: 93 sq m (1,002 sq ft)  
Total: 337 sq m (3,629 sq ft)

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](mailto:william.ward-jones@knightfrank.com)

**Knight Frank Stratford-upon-Avon**

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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Date: 15 April 2025  
Our reference: STR012417446

## Manor Farm, Langley, Stratford-upon-Avon, CV37 0HN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,250,000.

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:

**William Ward-Jones**  
Partner, Office Head  
+44 1789 206 951  
[william.ward-jones@knightfrank.com](mailto:william.ward-jones@knightfrank.com)

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

**[knightfrank.co.uk](https://knightfrank.co.uk)**

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