



## HORNBEAM PADDOCKS

Wolverton Fields, Norton Lindsey, Warwick





# A WONDERFUL EQUESTRIAN OPPORTUNITY IN A DESIRABLE VILLAGE CLOSE TO WARWICK, IN 7.60 ACRES

Hornbeam Paddocks is situated in Wolverton Fields,  
on the edge of Norton Lindsey.

**Distances:** M40 (J15) 3 miles, Warwick Parkway Station 3 miles (London Marylebone from 75 mins), Warwick 4 miles  
Stratford-upon-Avon 5 miles, Birmingham 20 miles, Birmingham International Airport 24 miles  
(All distances and times approximate).

Local Authority: Stratford on Avon District Council 01789 292522

Tenure: Freehold





## SITUATION

The village features a primary school, New Inn public house, village hall and church. The neighbouring village of Snitterfield is approximately 2 miles away and has a local village shop for everyday requirements and public house. There are more extensive shopping and recreational facilities in the nearby towns of Warwick, Leamington Spa and Stratfordupon- Avon.

The area has an excellent range of state, private and grammar schools, including Stratford Prep School and The Croft Prep School in Stratford-upon-Avon. Warwick Prep School and Public School and King's High School for Girls in Warwick and in Leamington Spa, Kingsley School for Girls and Arnold Lodge.

## DESCRIPTION

Hornbeam Paddocks is an excellent equestrian smallholding in a popular village, accessed via a stoned road which leads to the entrance of the yard. This peaceful and private site has all the facilities you would require with the benefit of the village amenities within walking distance.





This private site is located within close proximity to major motorway networks and equestrian facilities such as Solihull Riding Club, Swallowfield Equestrian and Moreton Morrell College.

There are four stables, including one foaling box and three further stables all with internal and external lighting and external electrical sockets. There is a securely fenced yard which consists of a tack room, stables, barn storage and feed room. There is an outside water tap on the yard, in the tack room and a further water tap in the front paddock. The land totals 7.6 acres with six field shelters, with all paddocks having access to self-filling water troughs.

There is a 40x20m all-weather manège topped with Flexiride® surface with surround lighting and drainage. Please note that the day cabin is not included in the sale and will be removed before completion. The touring and static caravans are no longer on site and do not form part of the sale.

There are two wooden field shelters; one is fitted with a utility containing cold water supply, WC shower, and and double level cold waterpond. There is solar PIR lighting throughout and a hardcore parking area for vehicles.

There is a public footpath to the far right-hand side of the land, which is identified on the boundary plan and included within the boundary.

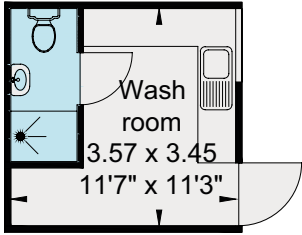
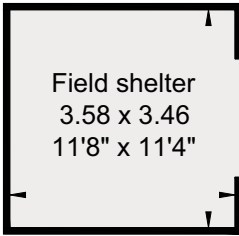
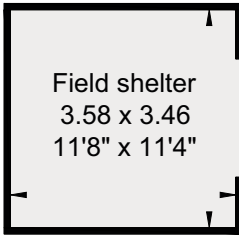
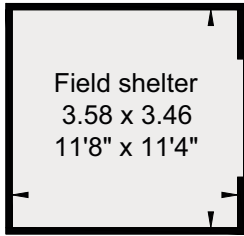
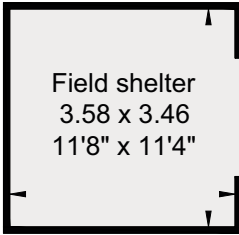
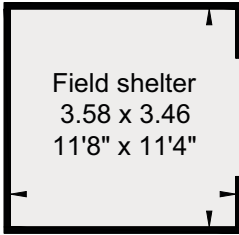
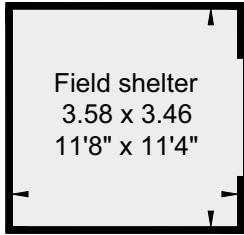
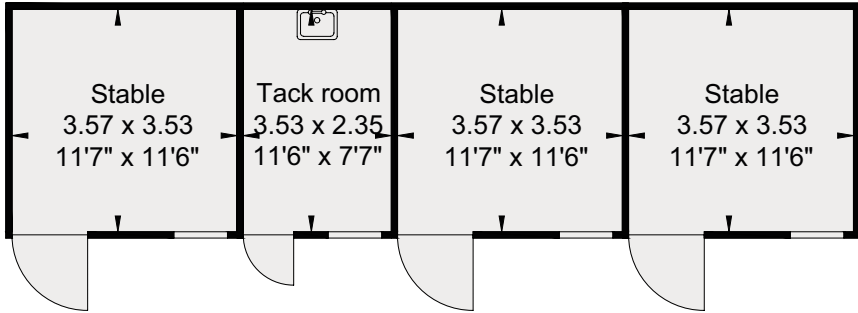
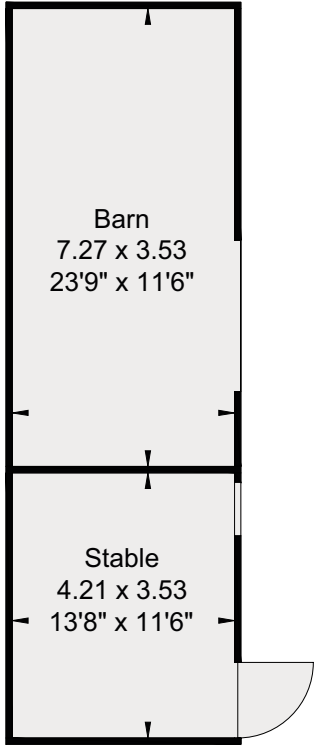
## PROPERTY INFORMATION

**Postcode:** CV35 9JN

**What3words:** // /ivory.insect.settle

**Services:** Mains water, electricity and telephone landline/internet.Drainage is septic tank.

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

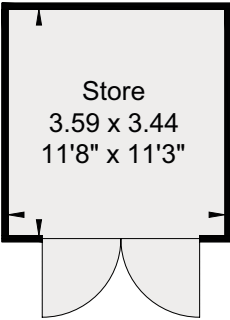


Outbuildings

Not shown in  
actual location /  
orientation



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



Approximate Gross Internal Area = 188 sq m / 2,024 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.

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Date: 09 May 2025  
Our reference: STR012385172

## Hornbeam Paddocks, Wolverton Fields, Norton Lindsey, Warwick, CV35 8JN

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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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