



FENNY COMPTON LODGE

Fenny Compton, Southam, Warwickshire





A HANDSOME STONE-LISTED EDGE OF VILLAGE HOUSE

With open southerly views over its own parkland field, with lovely mature gardens, three bedroom cottage, ground floor flat, tennis court, stables and outbuildings in about 12.7 acres.

Summary of accommodation

Four/five reception rooms | Six/eight bedrooms | Four bathrooms

Wine cellar

Cottage and flat

Four stables | Garden | Paddock

Tennis court

In all about 12.7 acres

Distances: M40 (J12) 5 miles, Banbury 8 miles, Warwick, Leamington Spa and Stratford-upon-Avon 15 miles
Oxford 39 miles, London 87 miles, Birmingham International Airport 31 miles

(All distances are approximate)

SITUATION

Fenny Compton Lodge is beautifully situated on the south fringe of the village, with views to the Burton Dassett Hill Country Park, approached along a private drive with mature trees, and with a secondary access off the rear courtyard on to The Slade.

Fenny Compton is an attractive South Warwickshire village situated close to the North Oxfordshire and South Northamptonshire borders at the bottom of the Burton Dassett Hills. The village amenities include a medical centre, primary school, chemist, village shop, post office, village hall and popular community-owned public house. Larger centres include the market towns of Banbury, Warwick and Leamington Spa, all offering a wider range of shopping facilities. Schools include The Croft Prep School in Stratford-upon-Avon, St John's Priory School in Banbury, Winchester House in Brackley, Bilton Grange in Dunchurch and Arnold Lodge in Leamington Spa. Public and Private schools include Tudor Hall School, Bloxham, Rugby, Stowe, Warwick, Kingsley and Stratford Grammar Schools.

There is excellent access to the M40 (J12) at Gaydon (5 miles) or (J11) at Banbury (8 miles). Rail services run from Banbury to London Marylebone from 53 minutes and to Birmingham, Leamington Spa and Birmingham Airport from 30 minutes.

Sporting and leisure facilities include golf at Hellidon Lakes, Tadmarton and Cherwell Edge (Middleton Cheney). There is horse racing at Stratford-upon-Avon and Warwick, walking in the Burton Dassett Country Park and theatres at Stratford-upon-Avon.





THE PROPERTY

Fenny Compton Lodge is a handsome Georgian house dating principally from the early 19th Century, with a mid-19th century rear wing, built of dressed Ironstone with a hipped slate roof and a moulded plaster eaves cornice. The property is entered by a handsome front door with Tuscan columns and entablature. Sash windows have stone lintels and with wisteria adorning the walls.

With accommodation extending to over 6,000 square feet, the property has very comfortable, well-proportioned rooms with attractive period features, including two early 19th-century fireplaces, moulded cornices, panelled doors and attractive architraves. Off the reception hall, with its original staircase rising, are a formal south and east-facing drawing room, sitting room with a south-facing bay incorporating a door to the lovely wide patio with views to the south over the garden and parkland.





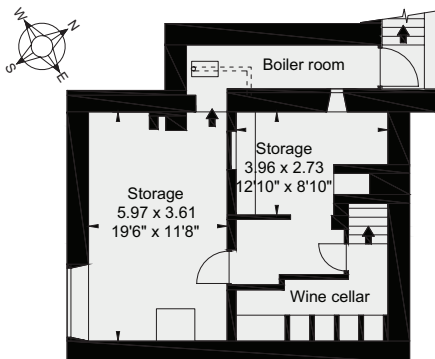
Cloakroom and handsome dining room, and beyond that is a kitchen/ breakfast room with a fitted kitchen with appliances and AGA, door to the back staircase to the rear wing bedrooms. Adjoining study, utility room, boot room, pantry and a further reception room, currently adapted to a ground floor bedroom/playroom with en suite shower room. There is a cellar, accessible from both inside the house and externally, providing useful storage, wine cellar and boiler room.

To the first floor, the Georgian staircase rises to a half-landing with south-facing bedroom two and family bathroom and access to the second-floor loft room, store and attic. The stairs continue to the main landing off which are two further lovely bedrooms and the principal bedroom with lovely views to front and rear, with en suite bathroom and a fitted dressing room which leads to the wing with a corridor with a small Gothic stone triangular oriel with arched lights and leaf corbel, serving three further double bedrooms and bedroom eight/study and a further bathroom.

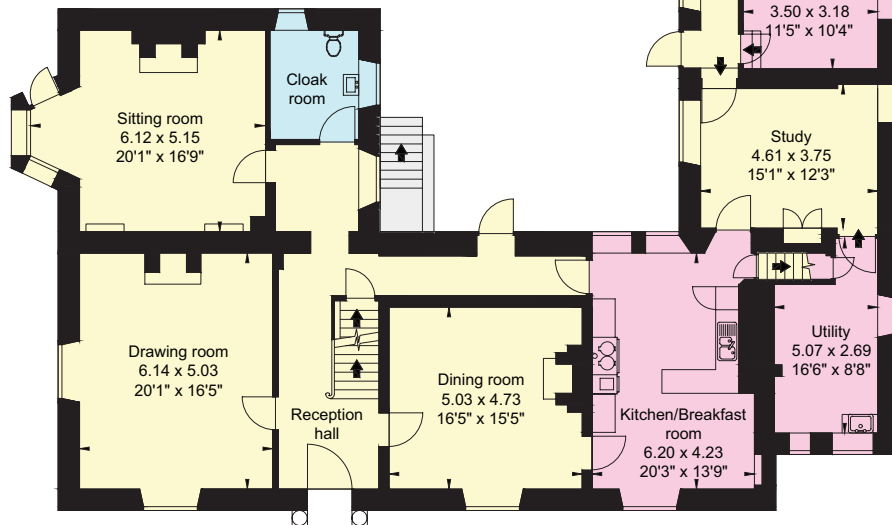




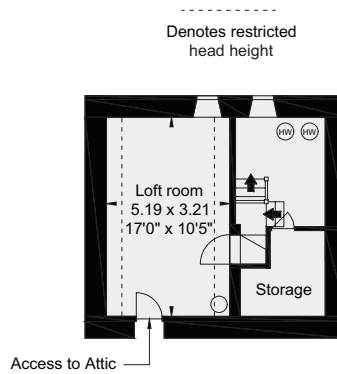
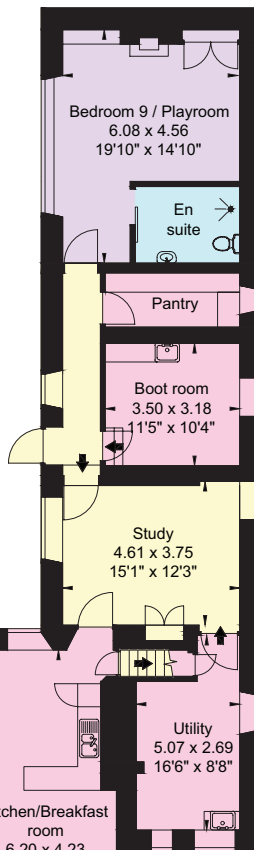
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



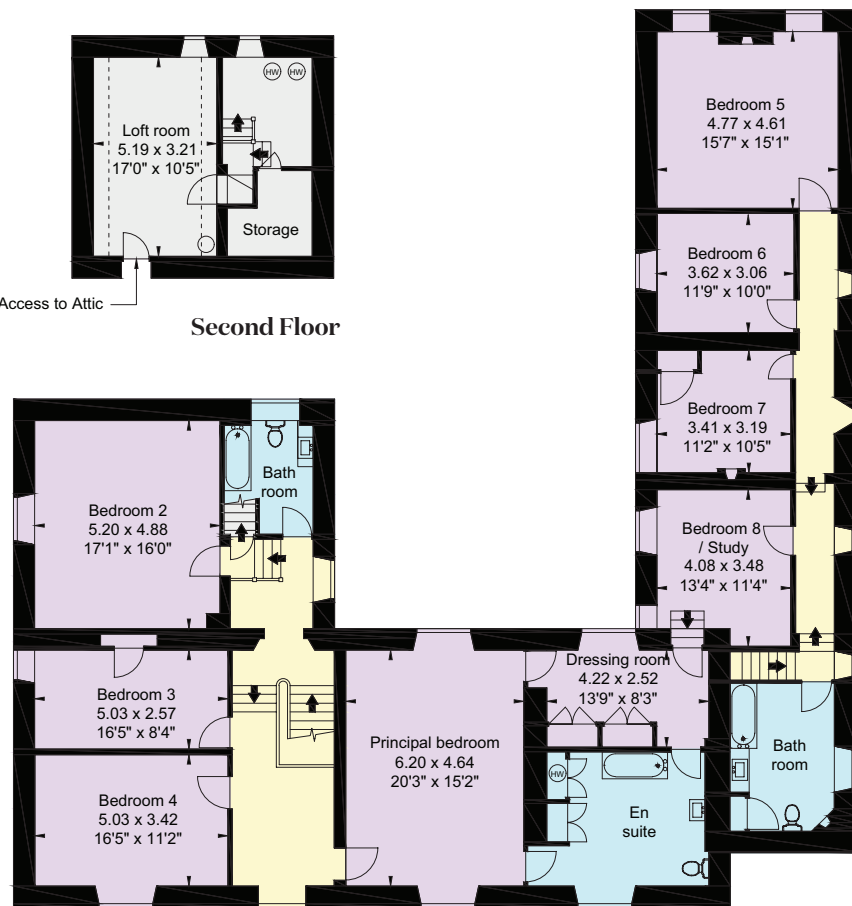
Cellar



Ground Floor



Second Floor



First Floor

Approximate Gross Internal Area
House: 572 sq m (6,158 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.



FENNY COMPTON LODGE COTTAGE AND FLAT

Across the rear courtyard is a ground floor apartment, suitable for a dependent relative or guests, with a sitting room, fitted kitchen with timber worktops and traditional cast-iron range, bedroom and shower room and a dining room, which has the flexibility to be accessed from the apartment or from the cottage.

The cottage, extending to about 1,800 square feet, is approached from the stable courtyard with a glazed entrance, hall with a staircase rising leading to the fitted kitchen.

To the first floor is a large sitting room with a central wood burner and pine-clad ceiling. Off the landing/study area are three bedrooms and a bathroom. Bedroom one has access to a Swiss-style covered balcony (the timber floor is in need of repair.)







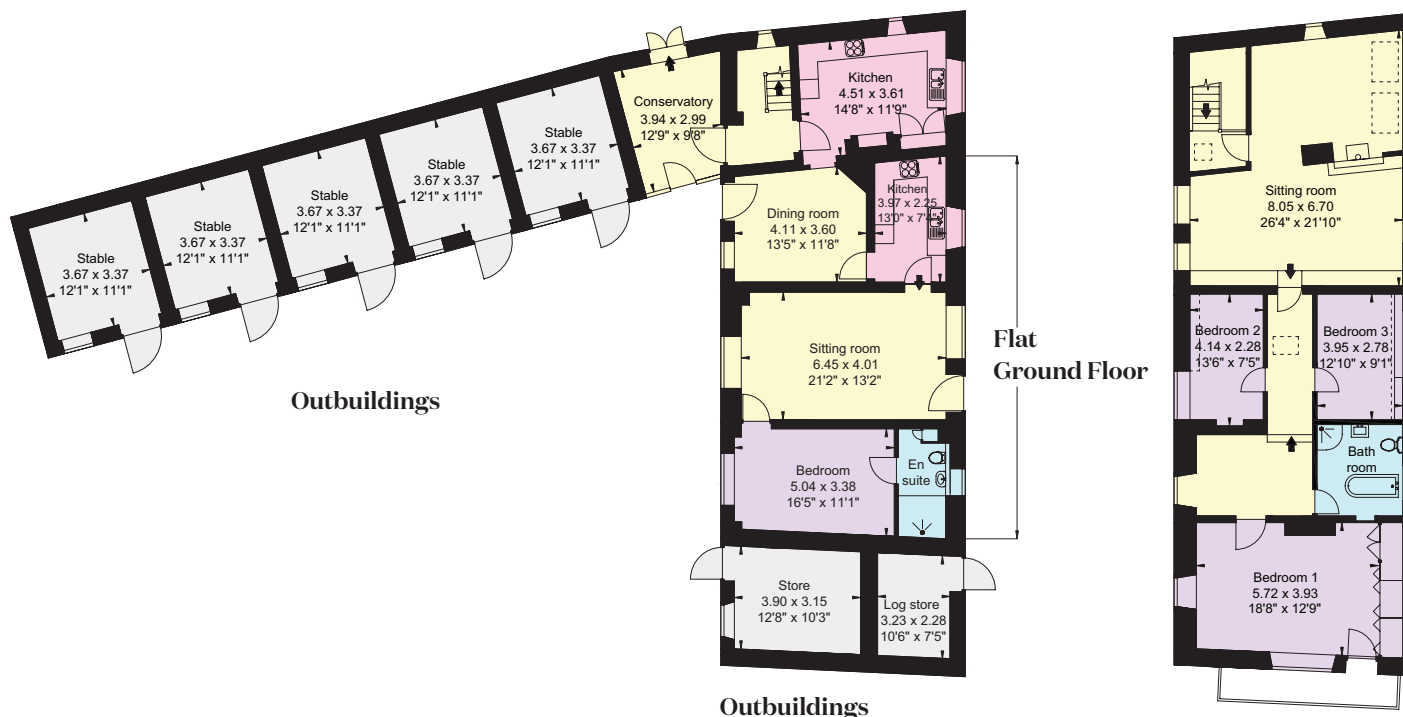
Outbuildings

Not shown in actual location / orientation

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

Cottage Ground Floor

Cottage First Floor



Outbuildings

Flat Ground Floor

Approximate Gross Internal Area
 Cottage: 167 sq m (1,800 sq ft)
 Flat: 77 sq m (830 sq ft)
 Outbuildings: 326 sq m (3,510 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.



GARDENS, GROUNDS AND OUTBUILDINGS

Attached to the cottage are a range of five traditional stone-built stables. The gardens are delightful, private and mature. The main drive is accessed through a gravel drive, with a spur-off leading to the parking area for the cottage and stableyard, with mature trees and shrubs providing a tree screen to the lane and along the drive, which leads to a large gravel parking area in front of the house. The gardens are lawned, with a wide south-facing patio, with yew hedges and topiary children's crenellated castle, summerhouse, herbaceous borders, mature trees including fine specimen Wellingtonia and shrubs, with an orchard beyond leading to a boundary stream.









Behind the house is a large gravelled courtyard accessed off The Slade through double-close boarded wooden gates. There is an all-weather tennis court, greenhouse and vegetable garden, and useful enclosed steel frame garden storage building.

To the south side of the drive and garden, with uninterrupted views over the ha-ha, is the parkland field, gently sloping uphill and providing a lovely setting for the property. By the drive is an enclosed grass yard with barns and a further stable.

PROPERTY INFORMATION

Services: Mains electricity, drainage and water. Telephone and broadband. Oil-fired central heating with a separate control for the wing. Separate heating system for the cottage and flat.

Tenure: Freehold

Local authority: Stratford-on-Avon District Council

Council Tax band: House - H, Cottage - F

Postcode CV47 2YB: Proceed out of the village on Avon Dassett Road past the turning to The Slade on your left, and the main entrance will be found on the left, bounded by close boarded wooden fencing.

What3words: ///sleepers.materials.nobody

Viewing: By prior appointment only through the agents





We would be delighted
to tell you more.

James Way

01789 297735

james.way@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

Jamie Robson

020 7861 1549

jamie.robson@knightfrank.com

Knight Frank Country Department

55 Baker Street, London

W1U 8AN

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

Your partners in property

Important Notice 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 May 2025. Photographs and videos dated April 2025. 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. Brochure by wordperfectprint.com

Date: 08 May 2025
Our reference: STR012383080

Fenny Compton Lodge, The Slade, Fenny Compton, Southam, CV47 2YB

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£3,200,000**.

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.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

James Way
Partner, Head of Midlands Sales
+44 1789 206 950
james.way@knightfrank.com

Jamie Robson
Partner
+44 20 7861 1549
jamie.robson@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