



# COMBROOK HOUSE

Combroom, Warwickshire





# A MAGNIFICENT GRADE II LISTED PROPERTY

With extensive accommodation, party barn, garaging, separate cottage and annexe, equestrian facilities, outbuildings nestled in approximately 14 acres.

## Accommodation

Reception hall | Dining room | Drawing room | Kitchen/breakfast room | Family room | Study | Utility room | Boot room  
Cloakroom | Pantry | Wine cellar | Boiler room

Principal bedroom with en suite bathroom and two dressing rooms | Five further bedrooms (one en suite) | Two family bathroom | Sitting/games room

## Outbuildings

Three bedroom cottage | One bedroom annexe | Party barn | Six double garages | Several large agricultural buildings | Stables | Car storage facility | Manège

## Garden & Grounds

Well stocked garden | Extensive Lawns | Large outdoor entertaining area | Patios | River frontage | Paddocks | Orchard | Mature trees & hedging | Former tennis court

In all approximately 14.39 acres

**Distances:** M40 (J12) 6 miles, Stratford-upon-Avon 10 miles, Warwick 10.6 miles, Leamington Spa 11 miles, Banbury 13.3 miles  
(All distances and times are approximate)





## LOCATION

Nestled in a picturesque valley beneath the grounds of Compton Verney Lake and the historic Compton Verney House, Combrook is a delightful conservation village in Warwickshire. At the heart of the village stands a fine parish church, reflecting its rich heritage and community spirit.

Nearby villages such as Kineton and Wellesbourne offer a wide array of local amenities, including public houses, butchers, a convenience store, doctors' surgery, veterinary clinic, florists, and hairdressers.

For more extensive shopping, dining, and leisure facilities, Stratford-upon-Avon, Leamington Spa, and Warwick are all within easy reach. Additionally, Moreton-in-Marsh, just 14 miles away, provides a gateway to the Cotswolds, ideal for weekend escapes and countryside adventures.





**Excellent Transport Links:**

- M40 (J15) for routes north to Birmingham and the M42.
- M40 (J12) for Oxford and London to the south.
- Mainline rail services from Warwick Parkway and Banbury offer direct connections to Birmingham and London.

**The area is renowned for its excellent selection of state, grammar, and private schools. Local options include:**

- The Croft (Loxley), Warwick Preparatory School, and Sibford School (Banbury).
- Senior schools such as Warwick School for Boys, King’s High School, King Edward VI School (Stratford-upon-Avon), Bloxham, Tudor Hall (Banbury), and Rugby School.
- Stratford-upon-Avon also boasts highly regarded grammar schools for both boys and girls.

# COMBROOK HOUSE

This Grade II listed home, dating back to the late 16th century, has been sympathetically modernised to create a substantial yet manageable country home. Rich in character and period charm, the house offers versatile accommodation, ideal for both entertaining and larger families.

A wealth of original features has been beautifully preserved, including open fireplaces, exposed timbers, stone mullioned windows, exposed floorboards, wood panelling, and working shutters. These historical elements are seamlessly complemented by modern improvements, such as a bespoke handmade kitchen with island and Everhot range cooker, as well as elegant stone flooring in the kitchen/breakfast/family room. Throughout the home, stylish cast iron radiators with custom covers, contemporary bathrooms, and extensive built-in wardrobes and storage provide everyday comfort and convenience.









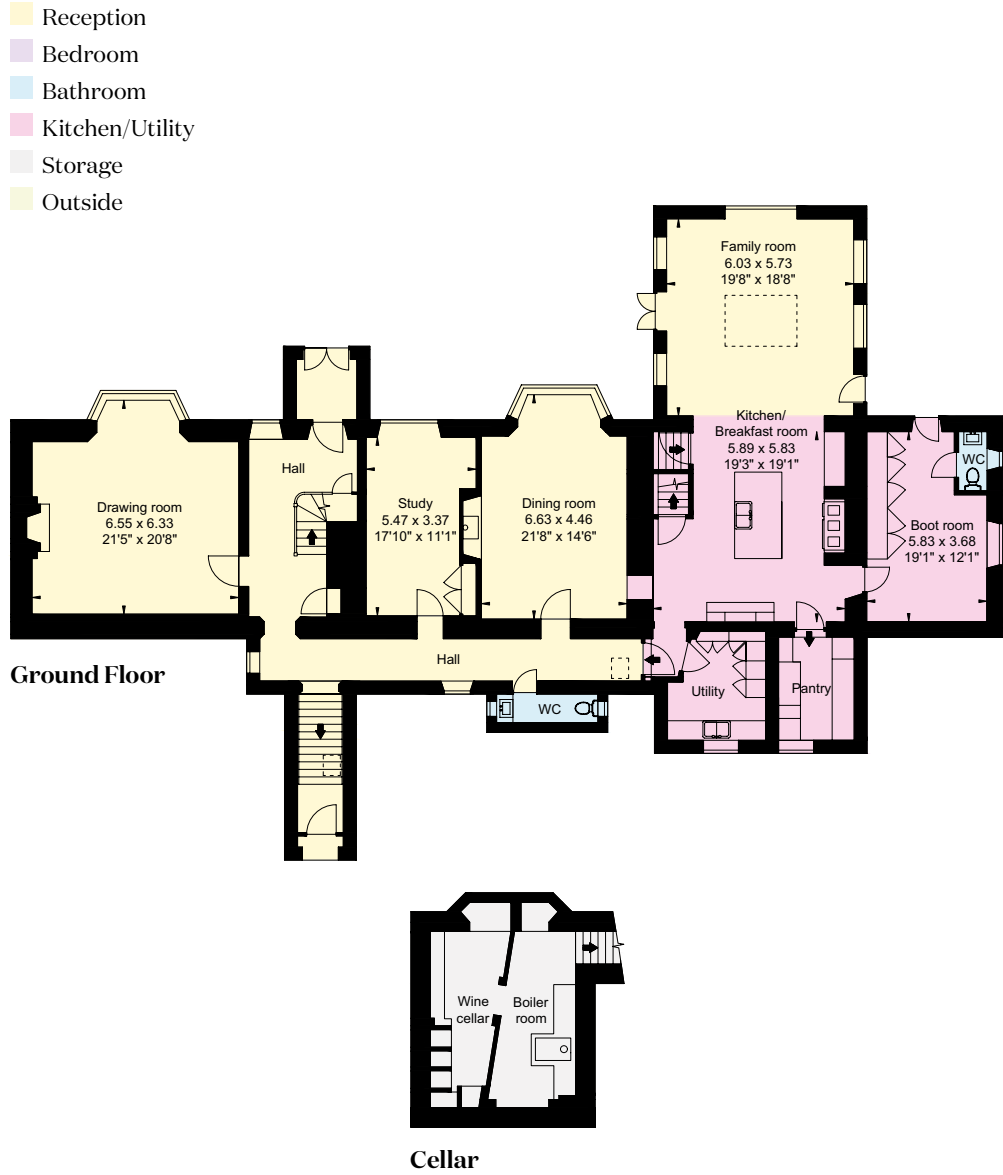


The layout has been thoughtfully designed to offer flexibility and flow, featuring both principal and secondary staircases, ideal for family living and visiting guests. On the first floor, a spacious sitting room or playroom offers a relaxed and versatile space, while the second floor bedrooms are particularly well-suited to teenagers or extended family.

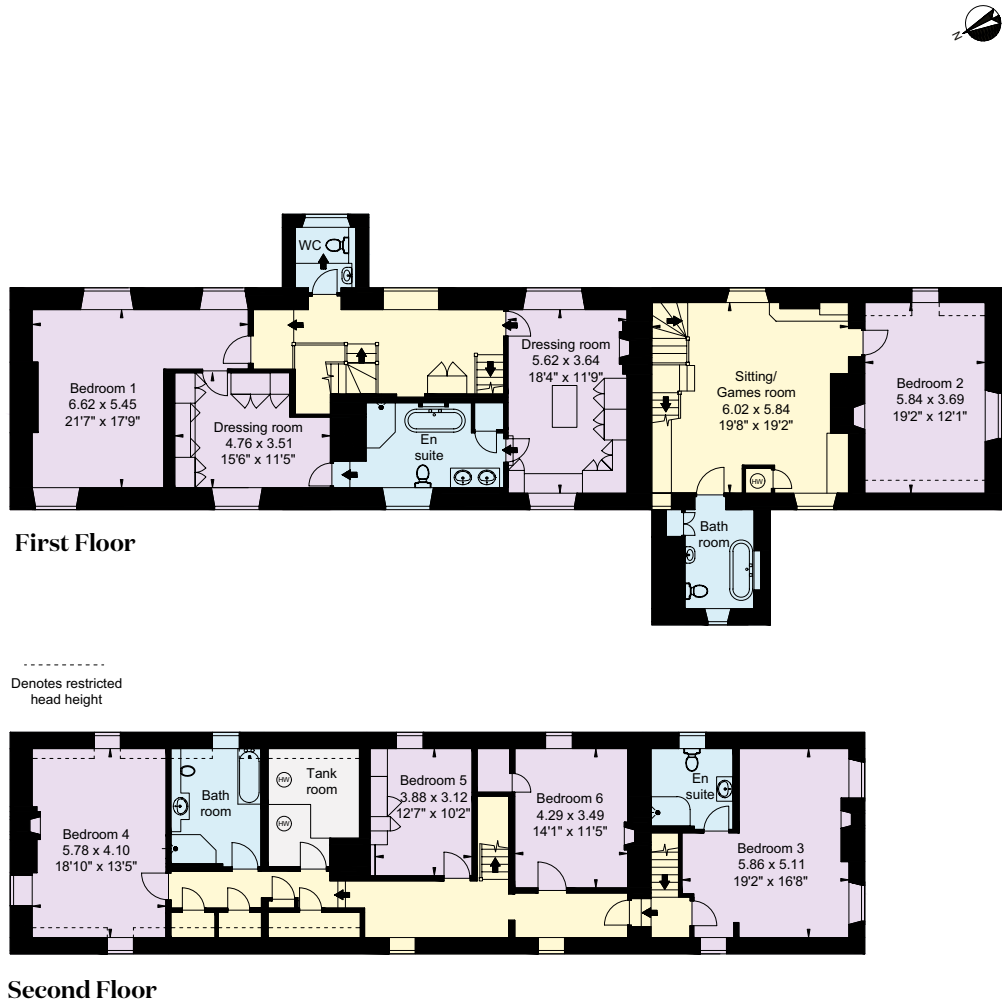
The principal suite comprises a generous bedroom, a spacious bath and shower room, and a well-appointed dressing room, creating a private and restful retreat within this exceptional property.







Approximate Gross Internal Area  
House: 617 sq m (6,642 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.



## OUTBUILDINGS

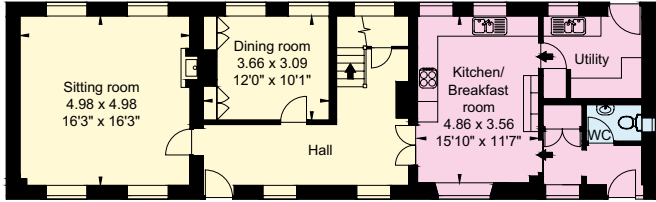
In addition to the main house, the property boasts a superb separate party barn, formerly an indoor swimming pool, now transformed into an exceptional entertaining space. This impressive area includes a fully fitted bar and opens out through glazed doors onto an expansive decked BBQ and seating terrace, perfect for entertaining in the summer.

The property also features extensive garaging, comprising six double garages and ample off-road parking, making it ideal for car enthusiasts or those requiring significant storage.

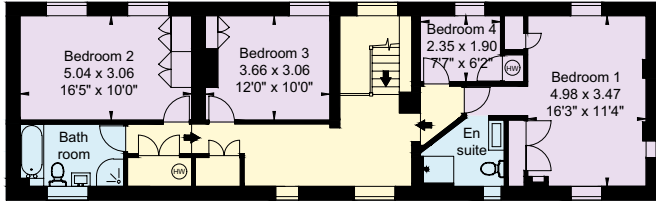




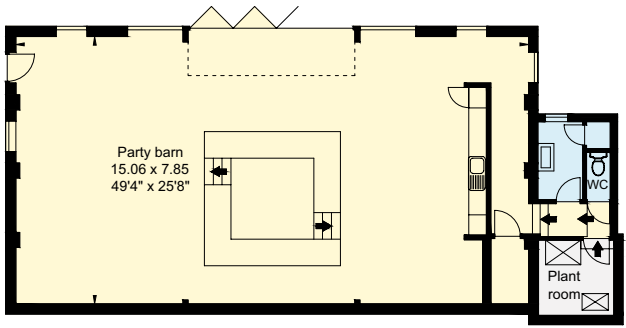
Additional accommodation is provided by a detached three bedroom cottage, offering excellent potential for multi-generational living, guest accommodation, or holiday letting. There is also a one bedroom annexe, further enhancing the flexibility of the property.



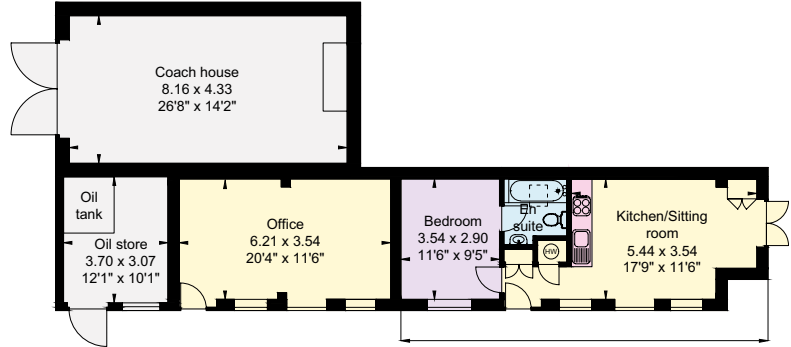
Cottage Ground Floor



Cottage First Floor



Party Barn



Outbuildings

Annexe

Approximate Gross Internal Area  
Cottage: 184 sq m (1,982 sq ft)  
Annexe: 36 sq m (388 sq ft)  
Party barn: 132 sq m (1,421 sq ft)

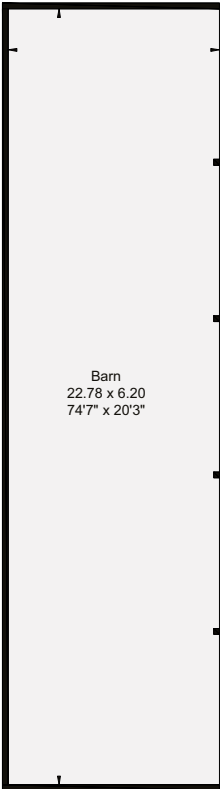
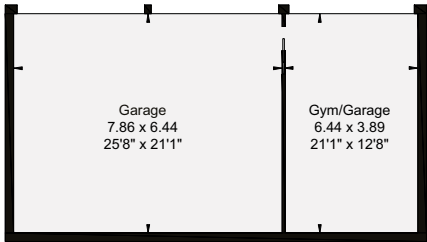
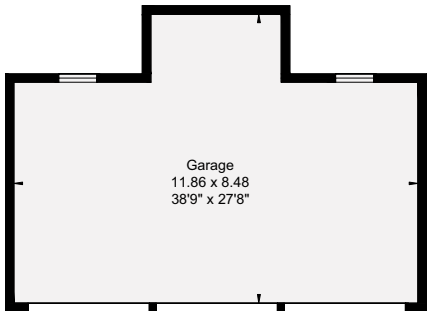
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A wide range of traditional and modern outbuildings includes agricultural barns, an implement store, workshop, and dog kennels, catering to a variety of uses. For equestrian enthusiasts, the property is exceptionally well-equipped, with a 60m x 20m all-weather arena, timber stabling, and watered, post-and-rail paddock grazing, extending to approximately 14.39 acres in total.



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



Outbuildings

Not shown in actual location / orientation

Approximate Gross Internal Area  
Outbuildings: 771 sq m (8,300 sq ft)

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## GARDEN & GROUNDS

The gardens and grounds are a particular feature, beautifully maintained and bordered by a gentle stream. Highlights include an orchard, areas of stone terracing, well-kept lawns, and a variety of mature trees, offering both privacy and seasonal colour. A former tennis court with a charming, thatched tennis hut adds a unique recreational feature to the grounds.







## PROPERTY INFORMATION

**Services:** House – Oil fired central heating. Mains water, electricity and drainage.

**Fixtures & Fittings:** All items known as fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation.

**Local Authority:** Stratford on Avon District Council: 01789 267575.

**Tenure:** Freehold

**EPC Rating:** House – F, Cottage – E, Annexe - E

**Council Tax:** Band H

**Rights of Way:** There is a public footpath and bridleway over the land, please refer to the boundary plan.

**Listing:** The property is Grade II listed.

**Viewing:** Strictly by prior appointment with sole agents Knight Frank.

**Directions**

**Postcode:** CV35 9HN

**what3words:** ///manual.masks.shippers





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