

POPLARS FARM

Gaydon, Warwick, Warwickshire



POPLARS FARM

A CHARMING, GRADE II LISTED PERIOD FARMHOUSE SITUATED IN THE SOUGHT-AFTER VILLAGE OF GAYDON

With a private driveway, generous gardens, and a range of traditional brick outbuildings with development potential

Summary of accommodation

Six bedrooms | Four bathrooms

Reception hall | Kitchen/breakfast room | Dining room | Drawing room | Sitting room | Utility

Garden and grounds extending to 2.61 acres

A range of traditional, brick outbuildings with development potential subject to obtaining the relevant planning consent

Distances: M40 (J12) 0.5 miles, Kineton 3 miles, Warwick 9 miles, Banbury 10 miles, Leamington Spa 10 miles, Stratford-upon-Avon 13 miles

(All distances are approximate)

SITUATION

Poplars Farm is situated in a prominent location in the village on Church Lane. Gaydon is a sought-after village situated in South Warwickshire, offering an attractive blend of rural charm and excellent connectivity. The village benefits from a public house, The Malt Shovel, parish church, petrol station, convenience store, community shop, and historic Arts and Crafts village hall which hosts regular events and activities. The nearby villages of Kineton, Lighthorne and Temple Hardwick offer well-regarded primary schools.

More extensive shopping, leisure and recreational facilities can be found in Leamington Spa, Warwick and Stratford-upon-Avon, the latter being internationally renowned for its Shakespearean heritage and the RSC Theatres. The area is exceptionally well serviced by an excellent selection of state, grammar and private schools to suit most requirements, including Warwick Prep and Public Schools, King's Hight School for Girls in Warwick, Kingsley School for Girls and Arnold Lodge School in Leamington Spa, Bilton Grange, Princethorpe and Rugby public schools, The Croft Prep School near Stratford-upon-Avon, Tudor Hall, Bloxham and Sibford public schools near Banbury.

Located just off the M40 (Junction 12), the village is well located for the commuter, providing easy access to Leamington Spa, Banbury, Warwick, and Stratford-upon-Avon, with rail services from nearby stations at Warwick, Leamington Spa and Banbury offering direct links to London and Birmingham.

There are a number of golf courses in the area, racing at Stratford-upon-Avon, Warwick and Cheltenham, and several National Trust properties in the area, including Upton House, Farnborough Hall and Charlecote Park. The Art Gallery of Compton Verney is within a 10-minute drive. The Cotswolds lie a short distance to the south.





THE PROPERTY

Poplars Farm is an attractive and spacious farmhouse with open countryside views to the rear. The property benefits from many period features and exposed timber beams throughout. The farmhouse would benefit from further modernization to offer a blend of original charm and character with modern day living.

The front door opens to a spacious reception hall with a beautiful feature fireplace and a staircase rising to the first floor. This flows into a magnificent, triple aspect drawing room with sliding glazed doors opening to a sunny, south facing patio and a feature fireplace. A door from the reception hall also opens to a bright and airy sitting room, with two sets of glazed double doors opening to the patio, and a charming dining room. This flows into a generous kitchen/breakfast room, of which benefits from tiled flooring, a range of wooden fitted units, an integrated oven and green AGA. A utility room is accessed from the kitchen/breakfast room, of which opens to a partly glazed porch and provides access to the rear patio. The ground floor further offers a shower room.

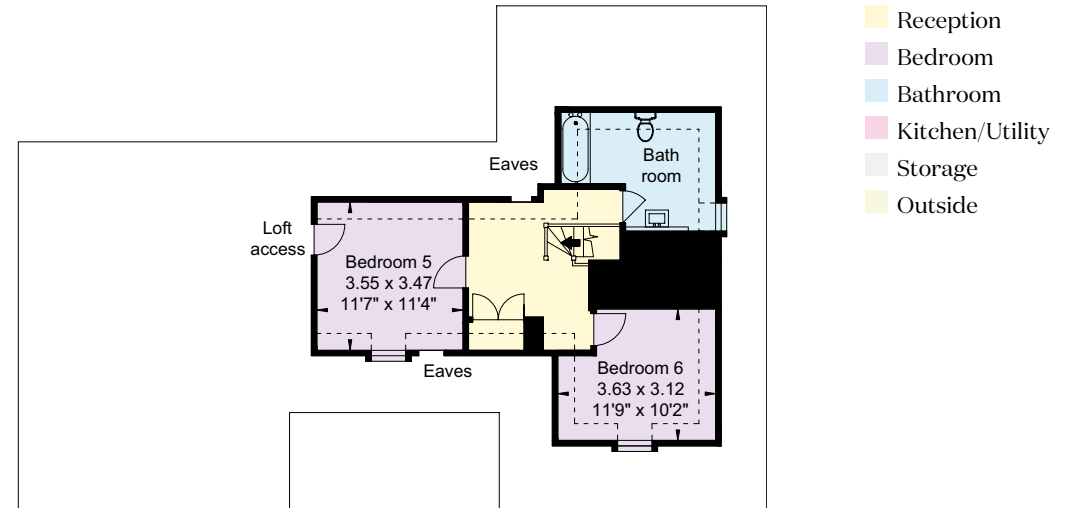
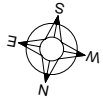
Stairs from the reception hall rise to the first-floor landing, which provides access to an impressive Principal bedroom, complete with an en suite shower room and dressing room, with delightful views to the front garden. The first-floor accommodation extends to three further bedrooms, all of which are served by the spacious family bathroom.

The staircase continues to rise to the second floor, of which comprises two further bedrooms and a spacious bathroom. All the bedrooms offer a different aspect of the delightful gardens and countryside beyond.

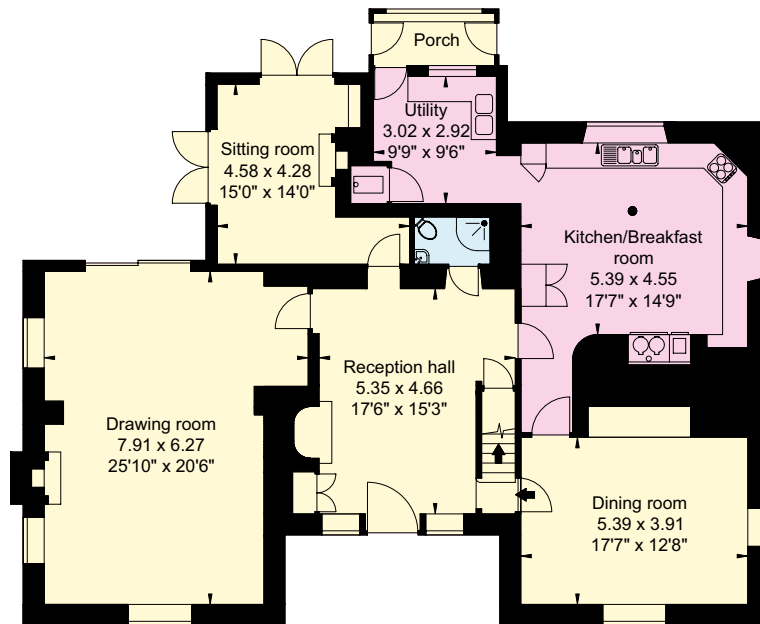




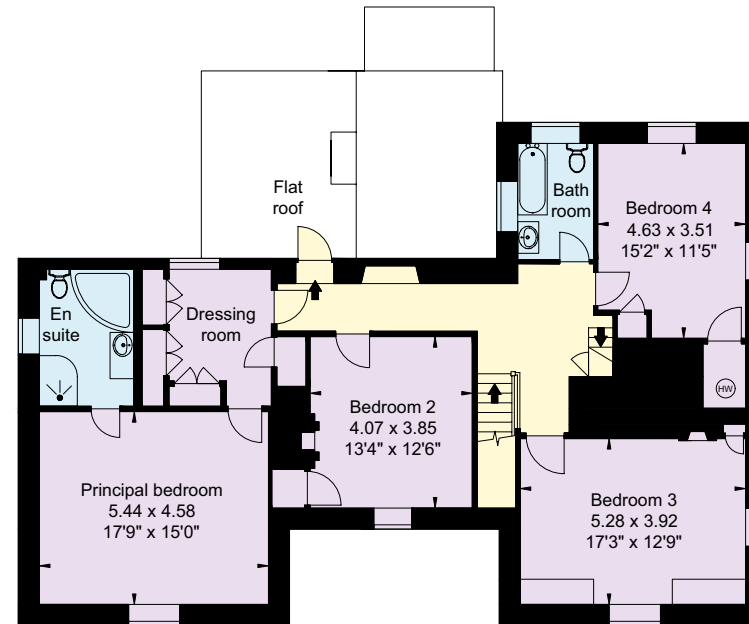




Second Floor



Ground Floor



First Floor

Approximate Gross Internal Area
House: 355 sq m (3,823 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.



OUTSIDE

Externally, the property is accessed by electric gates opening to a sweeping private driveway with ample parking space for a number of cars.

The property sits in the centre of its plot, benefitting from delightful front and rear gardens. The gardens are a particular feature of the property; they are principally lawned with a scattering of mature trees. The front garden is bordered by mature hedges, offering privacy and seclusion from the village, and offers a variety of fruit trees. The spacious, south-facing rear garden is also lawned and a stone paved patio provides a wonderful space for outdoor entertaining. In all, the grounds extend to 2.61 acres.

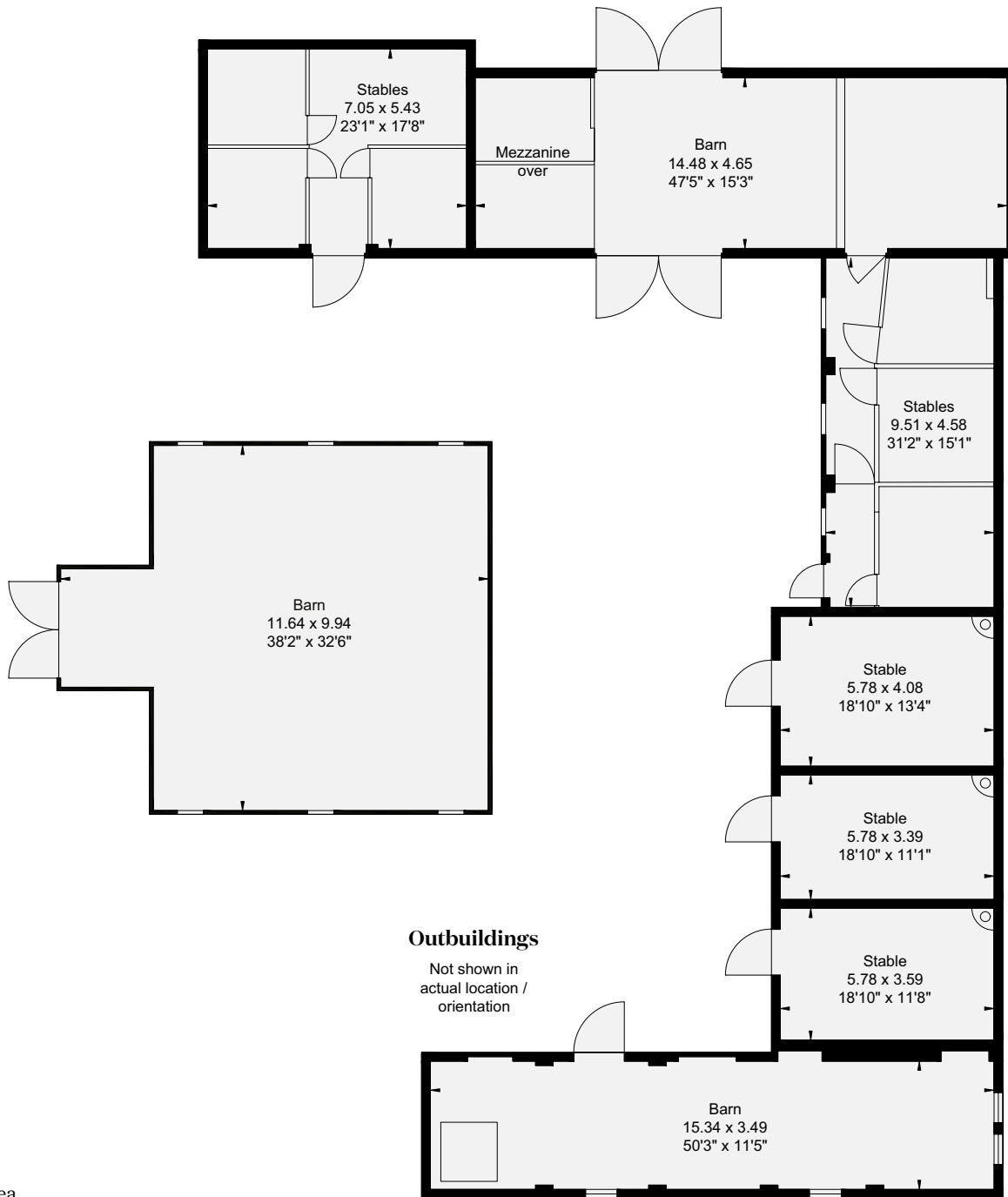




OUTBUILDINGS

The outbuildings extend to a range of traditional brick buildings under a tiled roof, comprising nine stables of a varying size, and two barns. The tarmac driveway continues to the rear of the brick outbuildings, and provides access to a single story, detached barn extending to approximately 1245 sq. ft. The outbuildings offer fantastic development potential to convert to an alternative use, subject to obtaining the relevant planning consent.





Approximate Gross Internal Area
Outbuildings: 377 sq m (4,059 sq ft)

PROPERTY INFORMATION

Services: Mains water, electricity and drainage are connected to the property. Oil central heating and AGA.

Fixtures and fittings: All those mentioned in the particulars are included in the sale, all others are excluded. However, certain items, such as the curtains and blinds, may be available by separate negotiation.

What3words: ///parties.mastering.opens

Tenure: Freehold

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

Council Tax: Band H

EPC: F

Viewing: By prior appointment only with the agents.





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Date: 20 October 2025
Our reference: STR012548340

Poplars Farm, Church Lane, Gaydon, Warwick, CV35 0EY

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £995,000

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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