



THE MEADOWS

Grovefields Farm, Hampton Lucy, Warwick, Warwickshire



A SPACIOUS AND BEAUTIFULLY PRESENTED FAMILY HOUSE SITUATED BETWEEN THE SOUGHT-AFTER VILLAGES OF HAMPTON LUCY AND SHERBOURNE

With a private, gated driveway, beautiful lawned gardens, and delightful open countryside views to the front and rear.



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EPC

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Services: Mains electricity and water are connected. Private drainage system. Ground source electric central heating with heat exchangers. Security system with floodlighting. Fibre broadband connected.

What3words: ///defender.perused.hoops

Tenure: Freehold.

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

Council Tax Band: G

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.

Viewing: By prior appointment only with the agents.

Estate Agents Act 1979: Please note that the vendors are related to an employee of Knight Frank LLP.

SITUATION

Situated between the villages of Hampton Lucy and Sherbourne, The Meadows is located on a quiet, no-through lane in an idyllic rural setting, surrounded by open countryside and the meandering River Avon.

The charming village of Hampton Lucy is located approximately two miles south of the property, and is renowned for its historic character, attractive period architecture, and the striking St. Peter ad Vincula Church, which forms a focal point of the village. The community enjoys a friendly atmosphere with a well-regarded primary school and a local pub, The Boar's Head, and nearby is the National Trust property of Charlecote Park.

The Meadows is ideally located just 5 miles from the historic market town of Warwick and 7 miles from Stratford-upon-Avon, which is internationally renowned for its Shakespearean heritage and theatres, both of which provide excellent shopping and recreational facilities, including a superb array of restaurants, shops, bars, and dining pubs.

The property is ideally located for the commuter, with Warwick Parkway Station approximately 2.5 miles away, giving access to London Marylebone within 90 mins and M40 (J15) approximately 4.7 miles away, providing access to Birmingham to the north and London to the south, as well as the wider motorway network.

The area has a wide selection of state, private and grammar schools, including The Croft Prep School, King Edward's Grammar School for Boys, Stratford-upon-Avon Grammar School for Girls, Alcester Grammar School, Warwick Prep, Warwick School, King's High School for Girls in Warwick, Kingsley School for Girls and Arnold Lodge School in Leamington Spa.

Golf courses can be found in Stratford-upon-Avon, including the Stratford-on-Avon Golf Club and The Welcombe. Additionally, there is a golf course in Welford-on-Avon and The Warwickshire at Leek Wootton. Horse racing can be enjoyed at Stratford-upon-Avon, Warwick and Cheltenham.

Distances: Hampton Lucy 2.3 miles * Sherbourne 2.5 miles * Barford 3.5 miles * M40 Junction 15 3.7 miles * Warwick 5 miles * Stratford-upon-Avon 7 miles * Warwick Parkway Station 5.5 miles (Intercity trains to Birmingham and to London Marylebone from 69 mins) * Birmingham International Airport 23 miles * Birmingham 25 miles. (Times and distances are approximate).





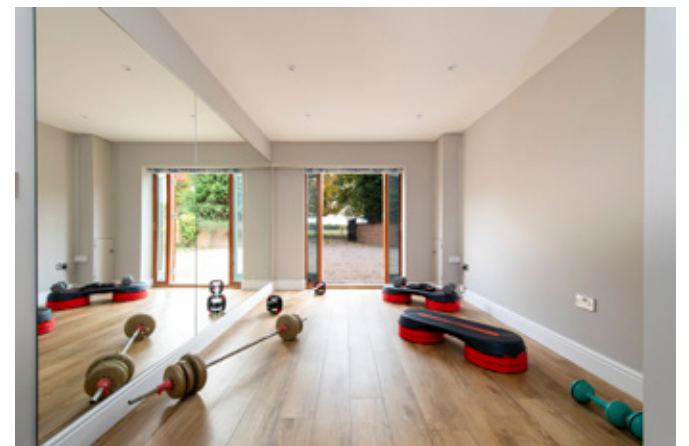
THE PROPERTY

The Meadows was designed by the architect David Bishton and was built of brick under a clay tile roof in 2009. The property was been fitted to an excellent standard and has been enhanced by the current owners, effortlessly blending traditional character and charm with modern-day living. The house is bright and airy and benefits from underfloor heating to the ground floor, hardwood double-glazed windows and solid oak doors throughout.

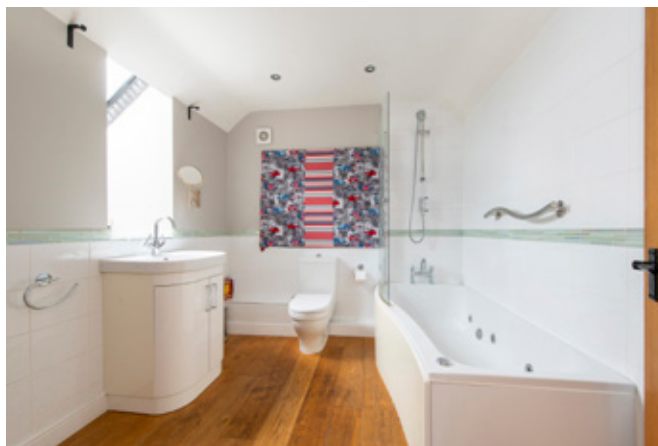
The front door opens to an impressive dining hall with an oak staircase that rises to the first floor and glazed French doors and side glazing overlooking the rear lawned garden and open countryside view. To the right, double doors open to an elegant, dual aspect drawing room which offers a fireplace with marble surround and French doors that open to the patio beyond. The dining hall further provides access to a WC, spacious study, and a T-shaped kitchen/breakfast/family room that is flooded with natural light from large windows and glazed bifold doors. The kitchen is fitted with a range of base and wall-mounted units beneath a dark granite surface, a large central island with pop-up electric points, steam oven, induction hob with extractor fan, sink with waste disposal, two fan ovens and microwave, and a variety of integrated appliances including a Bosch dishwasher, fridge with drawers and freezer. The cosy living room is fitted with a woodburning stove and offers delightful, southerly views to the front. A door from the kitchen opens to a back hall, which benefits from an external door and a second staircase rising to the first floor, and provides access to a utility room, and further to a large boot room and gym with fitted mirrors.

Stairs from the dining hall rise to a bright and airy first-floor landing, which provides access to five generous bedroom suites, one of which is currently used as a home office with fitted shelving and storage. The beautiful Principal bedroom is spacious in size and is complete with a modern en suite shower room, a dressing room with built-in storage, and glazed French doors that open to a balcony with a glass and chrome balustrade and decking to enjoy the stunning, open views towards the River Avon and the church spire of All Saints Church in Sherbourne. The first floor further offers a linen room.











OUTSIDE

Externally, the property is accessed by a wrought iron electric gate that opens to a private gravel driveway with ample parking space for a number of cars.

The property sits in the centre of its plot, benefiting 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 and well-stocked herbaceous flower beds and hedges to the perimeter.

The rear garden is spacious, beautifully lawned and offers complete privacy and seclusion, being bordered by a brick wall to the easterly, southerly, and westerly boundaries, and a wooden fence to the northerly boundary with a gate that opens to the rear field and provides excellent walking. The stone-paved patio wraps around the property and provides a wonderful space for outdoor entertaining.

The outbuildings extend to a garden shed and a summer house.

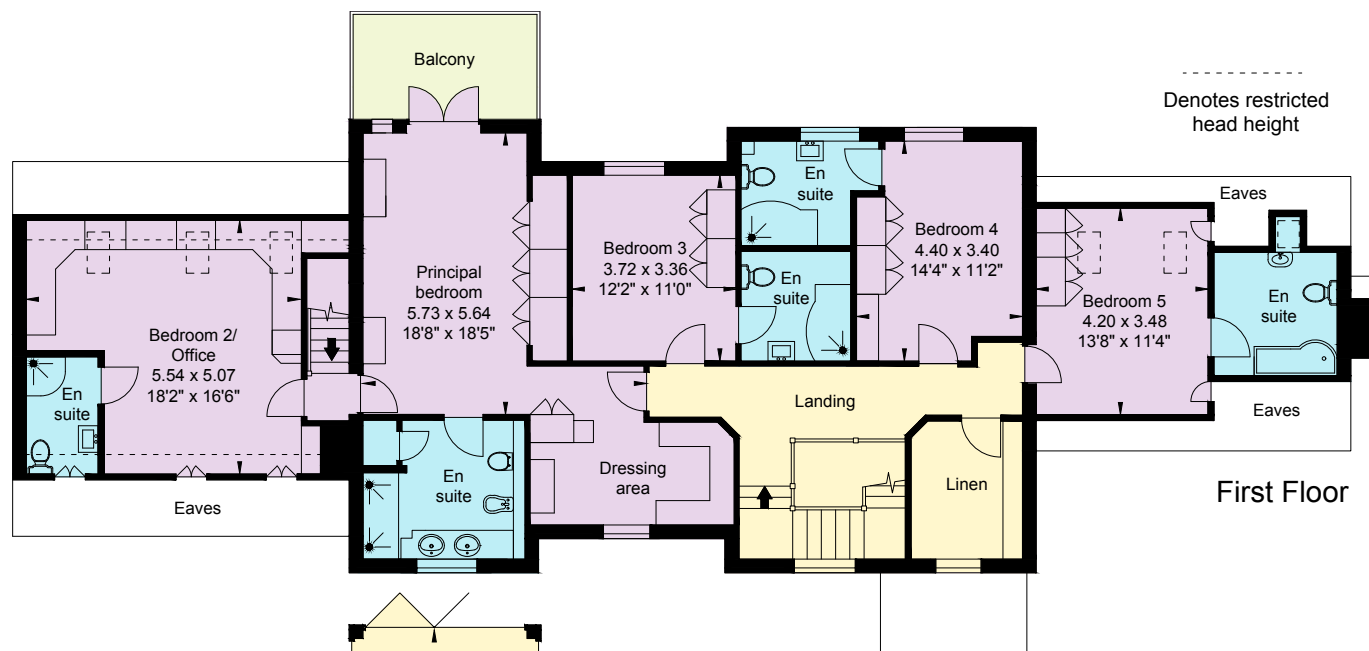




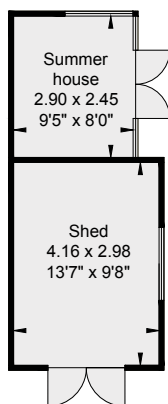




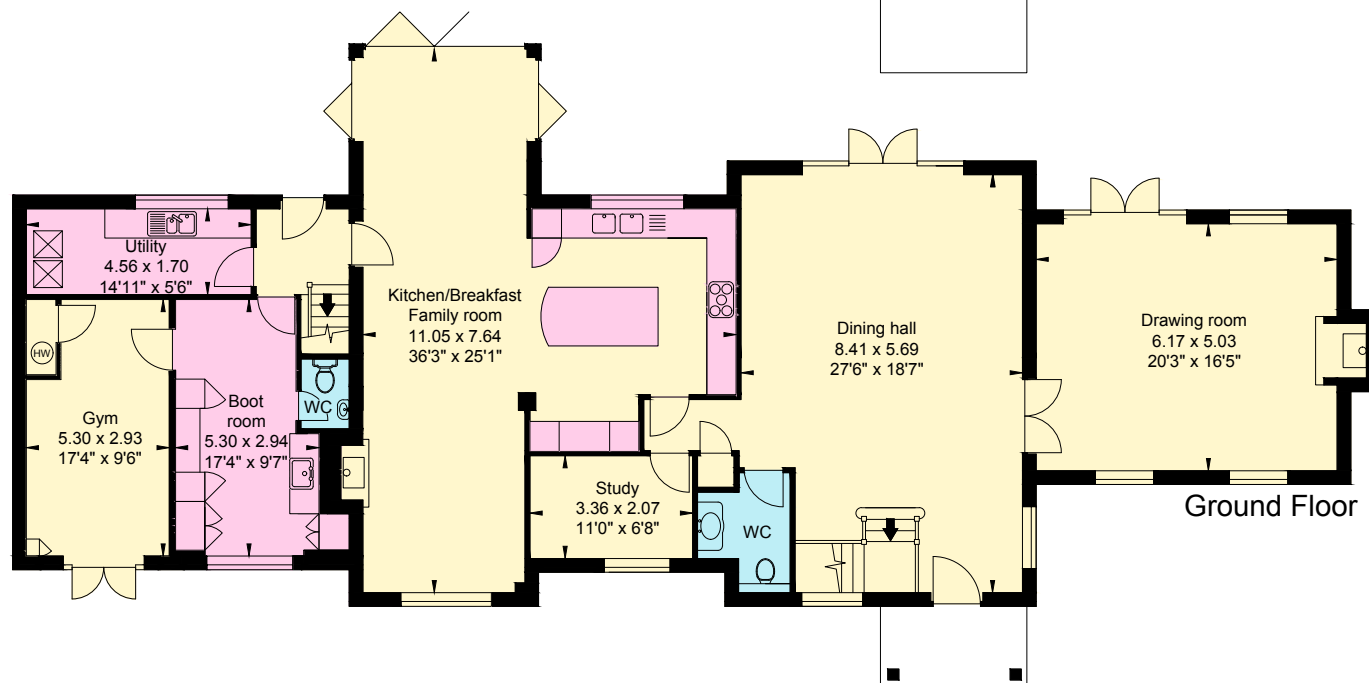




Not shown in actual location / orientation



Outbuilding



Approximate Gross Internal Area

House: 370 sq m (3,983 sq ft)

Outbuildings: 20 sq m (215 sq ft)

Total: 390 sq m (4,198 sq ft)

inc. restricted head height/exc. eaves

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.

We would be delighted
to tell you more.

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Date: 15 October 2025
Our reference: STR012551679

The Meadows, Grovefields Farm, Hampton Lucy, Warwick, CV35 8AT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,500,000**.

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

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