



Wattcote Farm, Wroxall, Warwickshire



A beautiful period farmhouse with extensive outbuildings sitting at the head of a long drive with 78 acres.

Summary of accommodation

Main House

Ground Floor: Impressive entrance | Reception hall

Drawing room | Dining room | Sitting room and study area

Kitchen/breakfast room | Conservatory | Utility room | Pantry

First Floor: Principal bedroom suite with dressing room

Two further bedrooms | Family bathroom

Second Floor: Two further bedrooms

Coach House

Living room | Kitchen | Two bedrooms | Bedroom | Bathroom

Summer House

Garden room | Kitchen | WC

The Cottage

Ground Floor: Porch | Entrance hall | Four store rooms

Garage

First Floor: Kitchen/diner | Living room | Three bedrooms

Bathroom

The Lodge

Ground Floor: Entrance hall | Meeting/games room

Kitchen | WC | Three bay garage

First Floor: Living/dining room | Bedroom | Kitchen

Shower room

Outbuildings

Extensive agricultural farm buildings

Garden and Grounds

Formal gardens | Garden/party room

In all about 78.93 acres



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Situation

Wattcote Farm is positioned at the head of a long drive in a rural yet accessible position. Wroxall is a small historic hamlet with some fine old buildings including Wroxall Abbey Estate. Wroxall is well placed for access to Warwick which has some excellent schools, the historic Warwick Castle and a wide range of shopping and recreational facilities.

The area has exceptional communication links. Warwick Parkway provides commuter links to London taking approximately 75 minutes.

There are fast and accessible roads with the M40 motorway (J15) being only 7 miles away giving fast access to Oxford and London to the south and Birmingham and the M6 to the north as well as the M42 linking in with the wider motorway network.

The NEC and Birmingham International are some 10 miles distant providing a wide range of International flights.

Distances

Warwick 7 miles, Leamington Spa 10 miles, Birmingham International Airport 10 miles, Coventry 11 miles, Stratford Upon Avon 14 miles, Birmingham 15 miles.
(Distances and times approximate)





Wattcote Farm

This charming period farmhouse sits at the head of a long drive surrounded by 78 acres of land that include formal walled gardens, orchard and pasture land. This quintessential Warwickshire farmhouse is offered complete with detached shooting lodge with flat above, a three bedroom cottage, additional two bedroom flat, ample garages and implement stores plus a comprehensive range of agricultural farm buildings. The property has been considerably improved and extended over the years and now offers a lovely family home in a truly outstanding and secluded tranquil setting. The house is constructed of brick, stone, timber with render in-fill under a tile roof and is well maintained offering spacious family accommodation arranged over three floors.

Of particular note is the large reception hall with spacious and comfortable drawing room linking the kitchen/breakfast room and the conservatory. The ground floor flows from room to room being ideal for entertaining. The dining room is well positioned close to the kitchen.

The principal bedroom suite is generous in size with a dressing room and adjoining bathroom. There are four further bedrooms and a family bathroom







Approximate Gross Internal Floor Area

House/Coach House = 602 sq m / 6,482 sq ft

The Cottage = 125 sq m / 1,347 sq ft

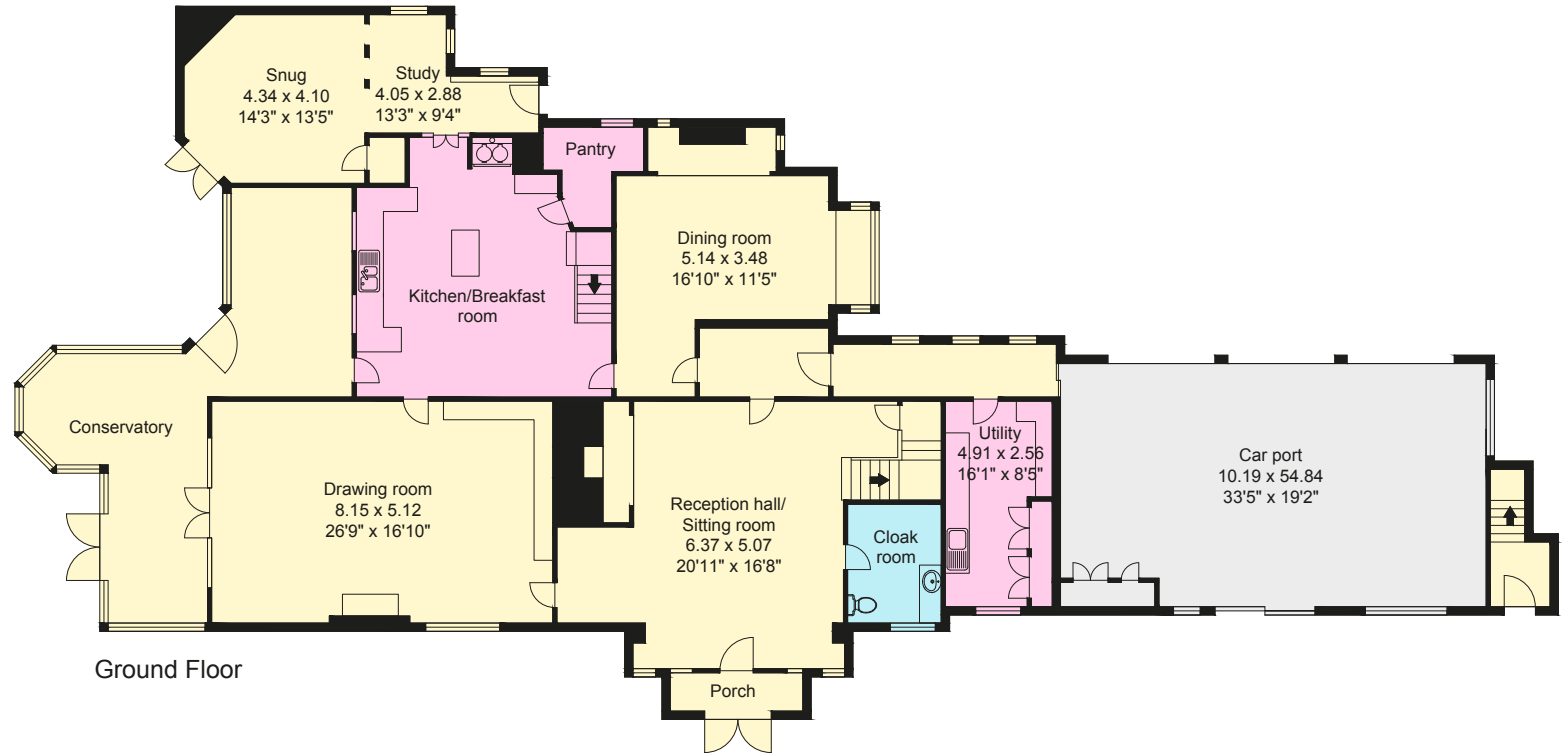
Summerhouse = 61 sq m / 652 sq ft

The Lodge = 183 sq m / 1,968 sq ft

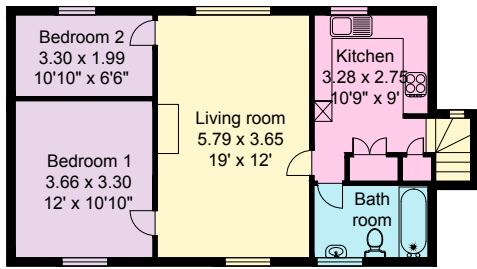
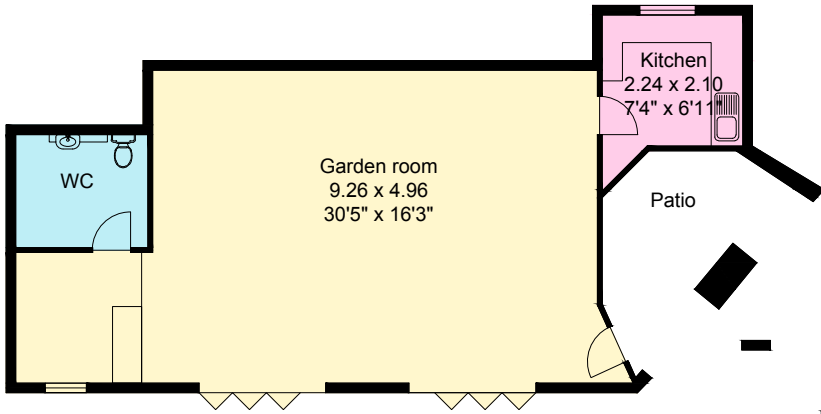
Outbuildings = 1,569 sq m / 16,884 sq ft

Total = 2,540 sq m / 27,333 sq ft

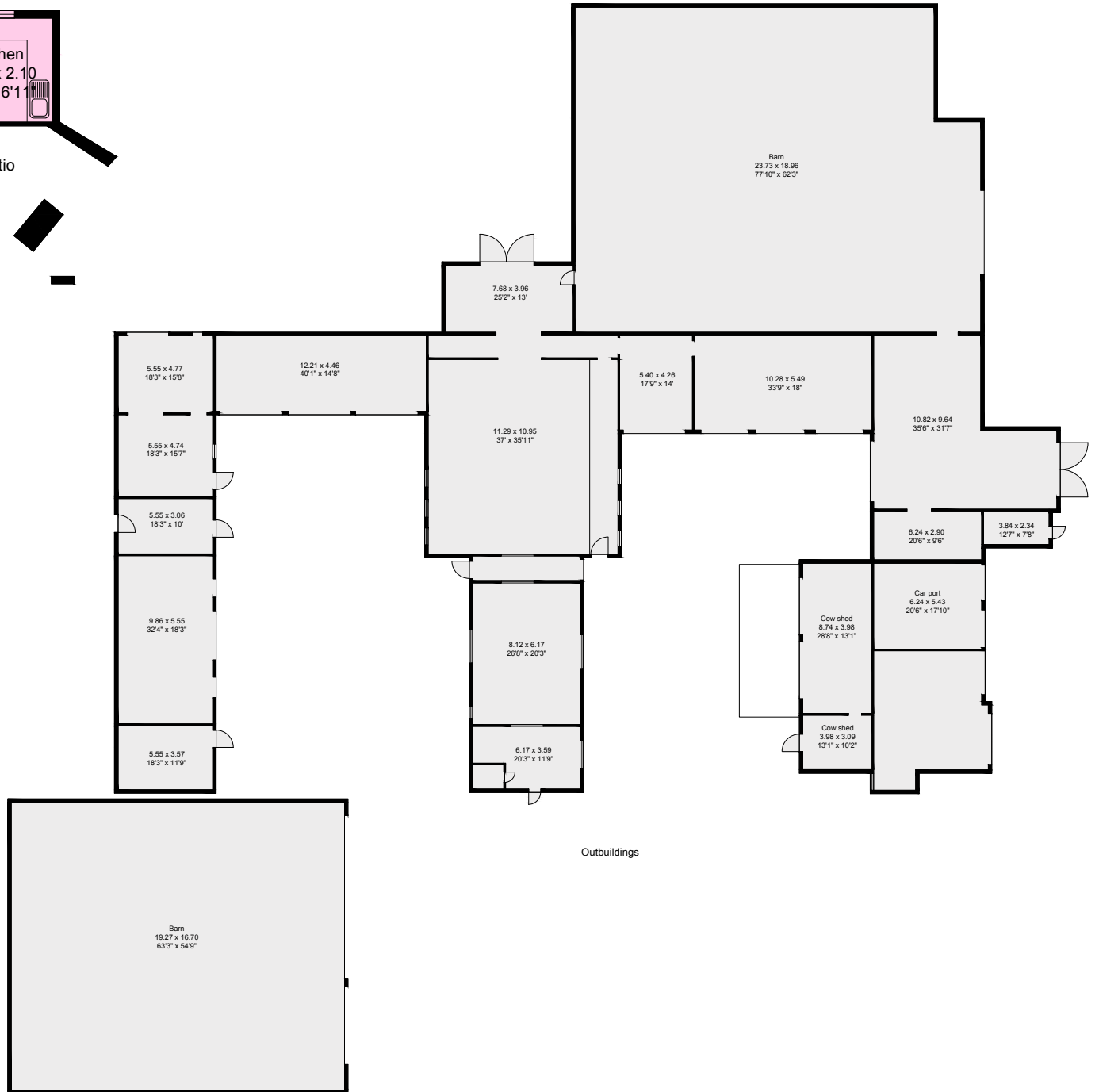
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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First Floor
Coach House



Outbuildings



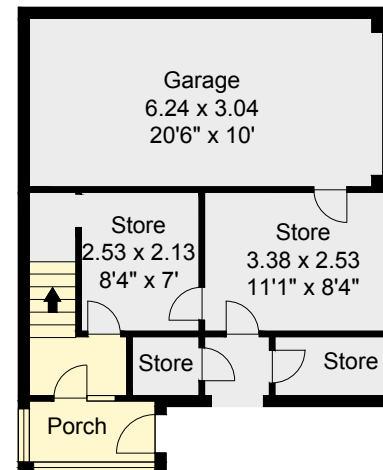
Approximate Gross Internal Floor Area
The Cottage: 125 sq m / 1,347 sq ft

Additional Secondary Accommodation

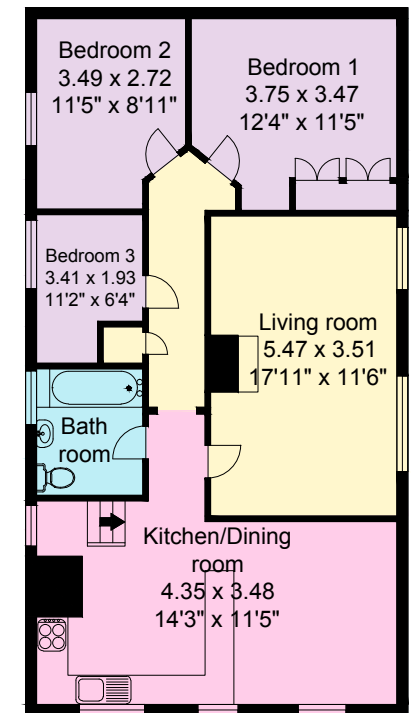
Coach House: Adjoining the house and accessed to the rear is the garage block with a three bedroom flat over.

The Lodge: with a kitchen and excellent large entertainment/meeting room on the ground floor and spacious one bedroom flat over.

The Cottage: positioned on the first floor, the Cottage consists of an open plan kitchen/dining room, sitting room, three bedrooms and a bathroom.



The Cottage
Ground Floor

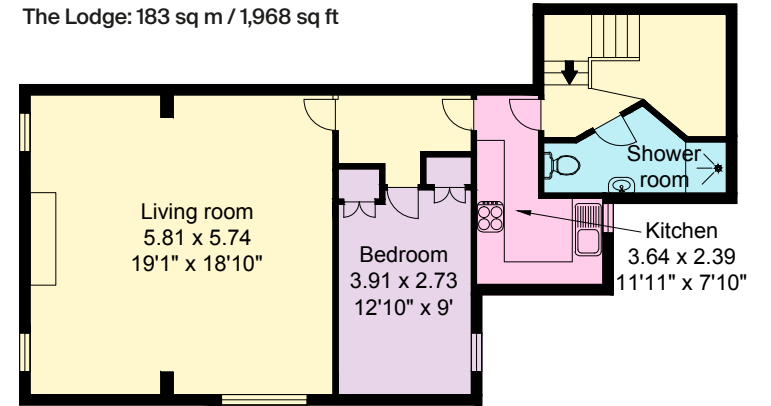


The Cottage
First Floor

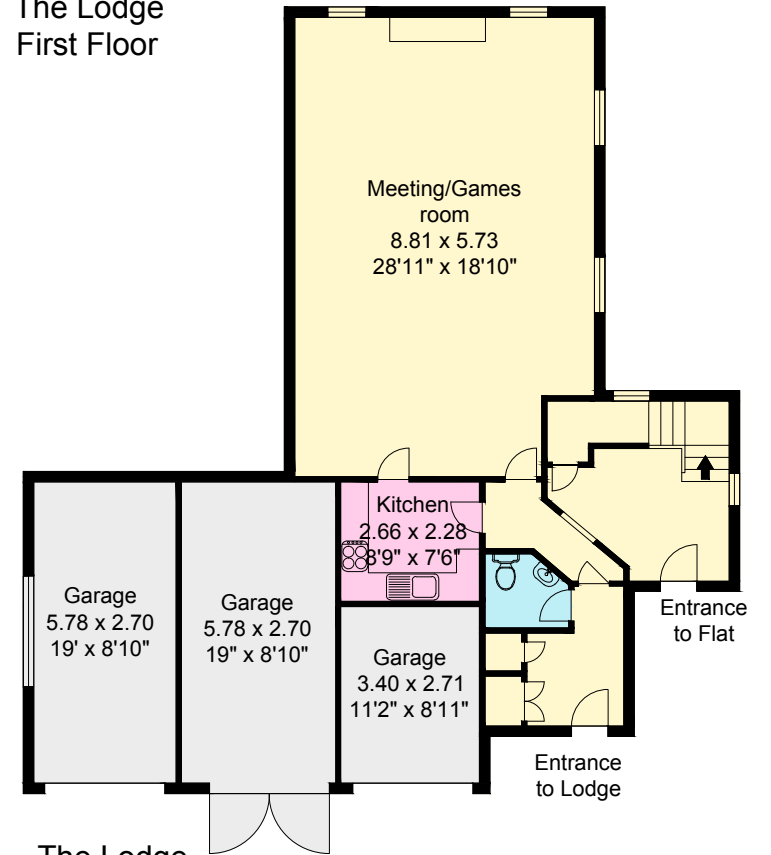


Approximate Gross Internal Floor Area

The Lodge: 183 sq m / 1,968 sq ft



The Lodge
First Floor



The Lodge
Ground Floor





Garden and Grounds

The formal gardens are enclosed being very private, carefully maintained and beautifully presented. Gravel pathways surround lawned areas flanked with specimen shrubs, flower beds and trees offering colour throughout the year. To one side is the large Garden/Party Room, equipped with a fully functioning kitchen being ideal for entertaining both inside and out.

Outbuildings

The outbuildings are positioned to the rear of the main house and are a range of Agricultural buildings and barns arranged around two courtyards. These outbuildings are extensive and comprise of open fronted hay barns, a courtyard range of brick and slate tiled outbuildings and livestock pens, extensive cattle sheds and storage buildings. With tremendous development potential subject to planning, these buildings could be put to a variety of uses.

The Land

The land is mainly pasture with woodland copses and divided into fields and paddocks.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

Property information

Tenure: Freehold.

Services: Mains water and electricity. Private drainage. Oil-fired central heating in the main house with LPG gas fire. The Cottage is heated with radiators via a back boiler, the Coach House has night storage heating and the The Lodge has electric panel radiators.

Local Authority: Warwick District Council

Council Tax Band: Wattcote Farm H

The Cottage D

The Coach House A

Energy Performance Certificate Ratings:

Wattcote Farm - Band E

The Cottage - Band E

The Coach House - Band E

Directions (Postcode: CV35 7NH)

From Birmingham head south east on the A41 that turns into A4141.

Continue on this road until you get to Wroxall and turn left down Manor Lane. Continue down the lane and just after a sharp right hand bend the drive can be found on the left hand side.

From the M40, exit at J15 onto the A46. At the roundabout turn left onto the A4177 and onto the A4141 until you reach Wroxall, then turn right onto Manor lane and follow directions as above.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



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.

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Particulars dated March 2024. Photographs and videos dated 2012 and 2024.

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Date: 24 April 2024
Our reference: CHO012472705

Wattcote Farm, Manor Lane, Wroxall, Warwick, CV35 7NH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £3,750,000.

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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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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