



Radbourne Cottage Farm, Upper Radbourne, Southam,
Warwickshire, CV47 1NQ

HOWKINS &
HARRISON



Radbourne Cottage Farm,
Upper Radbourne,
Southam, Warwickshire,

Guide Price: £950,000

A rare opportunity to acquire two cottages and equestrian facilities situated in the hamlet of Radbourne, to include The Cheval Liberté American style stable block, manège and paddock land.

Each of the two bedroom semi detached cottages benefit from well proportioned interior and further benefit from attractive gardens. There is also off road parking, a timber double garage and workshop. The stable yard also includes further out buildings and the paddock land. In all the properties extends to circa 7.43 acres.



Features

- Pair of semi-detached 2-bedroom cottages with equestrian facilities
- Scope to convert to one house
- 'Cheval Liberté' American barn with 7 stables, foaling box and tack room
- Range of outbuildings
- Workshop/office, double garage
- 40m x 20m manège, series of level paddocks
- In all about 7.43 acres
- Superb rural location
- Countryside views
- Energy Rating- D (On both properties)



1 Radbourne Cottage Farm

1 Radbourne Cottage Farm features a stylish modern white kitchen with oak work surfaces, integrated appliances and travertine flooring. In addition, there is a useful utility room and light and an airy sitting room with dual aspect windows overlooking the rear garden and fireplace. Of particular note is the spacious conservatory which runs the full length of the property again with travertine tiled floors, windows on three sides and double doors leading out onto a sun terrace.

On the first floor, the master bedroom has a window overlooking the rear garden. The second bedroom is currently used as a dressing room with full length fitted wardrobes and windows overlooking the courtyard garden. The bathroom comprises W.C., wash basin, corner bath and corner shower unit.





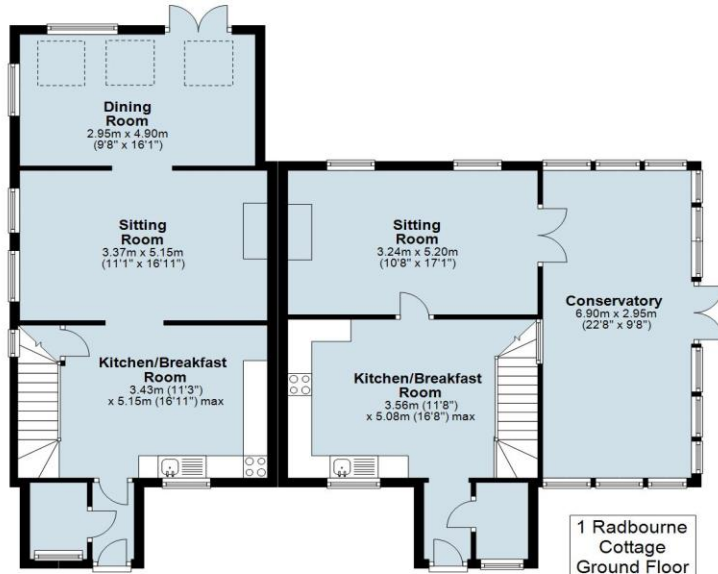
2 Radbourne Cottage Farm

2 Radbourne Cottage Farm has a slightly different layout and features a spacious kitchen with black fitted units and beech work surfaces. There are integrated appliances and travertine flooring. In addition there is a Utility Room and a further understairs storage cupboard/walk in larder. An arch leads to the full width sitting room with windows overlooking the driveway and front garden. A further wide arch leads to the full width garden room which has windows to two elevations and double doors leading out onto the sun terrace and rear garden.

On the first floor there are two double bedrooms, one with a range of wardrobes to one wall and windows overlooking the rear and front gardens. The second double bedroom has a window overlooking the courtyard garden. The bathroom in this house needs to be re-fitted.

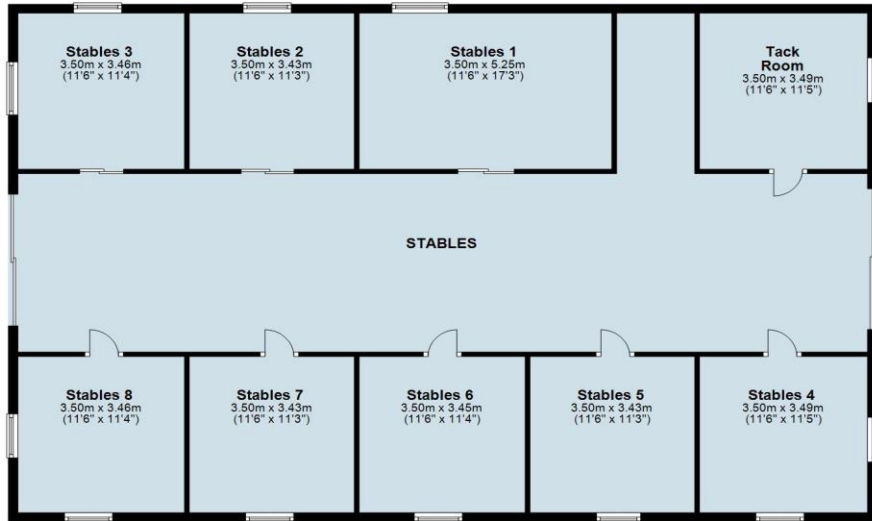


Ground Floor

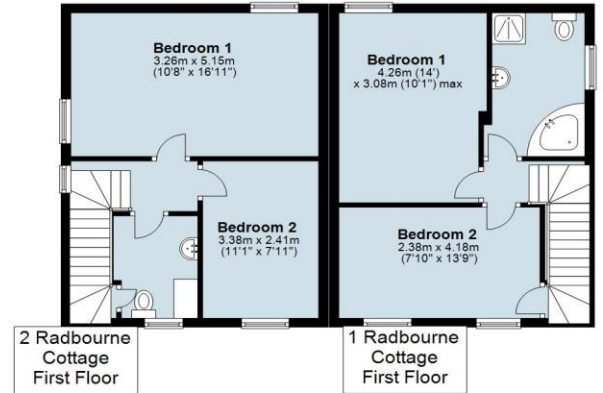


2 Radbourne Cottage Ground Floor

1 Radbourne Cottage Ground Floor

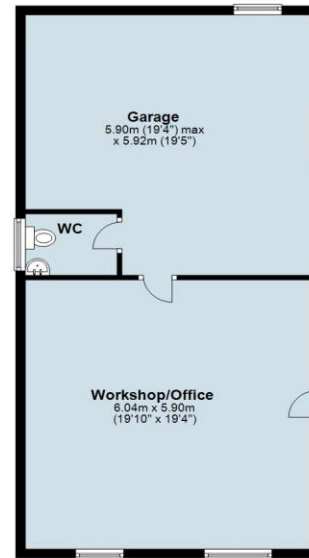


First Floor



2 Radbourne Cottage First Floor

1 Radbourne Cottage First Floor



Location

Southam is a small market town offering a variety of shops, pubs and cafes, a weekly market and monthly farmer's market. Other amenities include a post office, banks, doctors, dentists, opticians and a well-equipped Leisure Centre. It is situated 7 miles east of Leamington Spa, 14 miles north of Banbury and also within reach of Coventry and Rugby. The area benefits from many, well reputed independent schools which includes Warwick School (including prep) and Kings High School for Girls (Warwick), Rugby School, Bloxham, Winchester House Brackley (prep) Carrdus Banbury (prep), Bilton Grange Dunchurch (prep) and Arnold Lodge Independent School in Leamington. Local schooling includes three primary schools and an Ofsted 'Outstanding' rated secondary school/college, all in close proximity. Southam Primary operates an independent pre-school, and there are two long-established day nurseries in the town. Southam is ideally situated with easy access to the major road networks including the M40, M6 & M69/M1, and mainline railway links into Birmingham and London Marylebone via Leamington and Warwick stations. Coventry Train Station gives access direct to London Euston. Birmingham can be reached by rail from Leamington Spa in under 30 minutes.



Outside

Outside a gravel driveway provides parking to one side of 2 Radbourne Cottage Farm and access to the garage. A gate leads to further gravel parking/courtyard in front and beyond 1 Radbourne Cottage Farm. The spacious gardens, sides and back onto farmland and are partially divided between the two cottages and feature large expanse of lawns, well planted borders and raised vegetable beds.

The timber constructed outbuilding is divided into a double garage and large workroom with power and WC.

Equestrian Facilities

Opposite the gravel driveway and on the other side of the lane are the equestrian facilities.

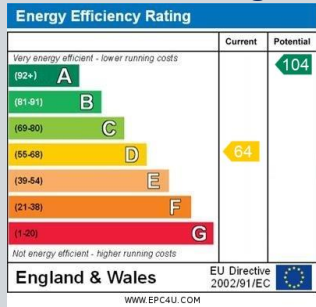
A double leaf set of gates lead into the yard. The Cheval Liberté American style stable block features an overhang and comprises 7 stables, foaling box and tack room. Beyond the stables is the 40m x 20m manège. The stable yard also contains a hay barn, workshop and storage barn.

Paddock land

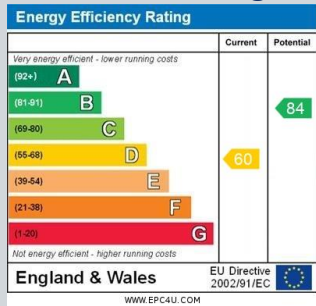
The paddocks are divided into a series of smaller paddocks with post and rail fencing and extend to a total of 7.43 acres.



1 Radbourne Cottage Farm



2 Radbourne Cottage Farm



Viewing

Strictly by prior appointment via the agents Howkins & Harrison on Tel :01327-316880

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Strafford on Avon
Tel: 01789 267575

Council Tax Band- C
(On both cottages)



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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