



Willow Farm
Church Lane | Wixford | Warwickshire | B49 6DA

FINE & COUNTRY

WILLOW FARM

A superbly equipped and well-presented equestrian property with approximately fifteen acres of prime level equestrian facilities including, stables, foaling boxes, tack room, horse wash, office, manège, Dutch barn and eleven paddocks, including Paradise Paddock, all beautifully kept and maintained.



An immaculately presented detached home with:

Reception hall, cloakroom, large utility room with Belfast sink and plumbing for washer and dryer.

Superb kitchen/family/dining room beautifully fitted with double Belfast sinks, double ovens, gas hob, microwave, dishwasher, and large centre island.

There is also a woodburning stove and French doors to the patios and gardens beyond.

Sitting room with wood burner and French doors to garden.

On the first floor are three bedrooms. The master with an en-suite and fully fitted dressing room, two further double rooms and a family bathroom.





Seller Insight

“Occupying a central location in the historic Warwickshire village of Wixford, Willow Farm not only offers an attractive and comfortable home and annex but boasts almost 15-acres of land with excellent equestrian facilities. Whilst the grounds are situated on an historic site bordered by Icknield Way, an old Roman Road, and surrounded by many listed buildings, the high-spec modern property was built in 2007. ‘As a rural hamlet with many professional people and small privately-owned small businesses, Wixford is a very desirable place to live. Property wise, we were attracted by the picture-perfect house and modern features along with the extensive land. It’s been the perfect place to enjoy equestrian pursuits, country life and a great sense of freedom; immediate access to open fields and paddocks for riding, excellent local bridal paths, wonderful views of Oversley Castle and gorgeous bluebell woods make it idyllic. Just on the doorstep we have a quiet country restaurant The Three Horseshoes and quirky family pub The Fish at Wixford. For a spot of shopping, or a trip to the theatre, historic Alcester and Stratford-upon-Avon are close by.’

‘The garden has an easy-to-keep front lawn surrounded by laurel and copper beech hedging and a front driveway with secure electric gates whilst the rear garden has a large lawn and a delightful small cottage garden with a beautiful fish pond housing over 400 fish. The inside of the pond has a highly safe lattice system to keep young visitors or pets safe. Both gardens are animal friendly and safe.’

‘We love the buzz of the village with the frequent visitors who come to see the horses – there is a ready-made team of grounds people, grooms and farmers who would gladly continue their work here at the farm.’

‘Many of our wonderful neighbours regularly visit Willow Farm to meet up and spend time with the horses, or to sit quietly on the benches to the edge of the farm’s footpaths. Friends are easily made here.’

‘There are a lot of outdoor social spaces throughout the property and with the annex as a separate building hosting overnight guests is easy. The generous amount of outdoor space makes it absolutely ideal for large or small gatherings.’

‘We will miss the warmth of this cosy modern home, and especially the swallows which we’ve nurtured from first to third generation, with all three returning to nest. The lack of street lights and night star gazing will be sorely missed too.’*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















The detached annex houses a kitchenette, shower room, sitting room/bedroom and double garage.

Outside

There are two drives to the property, both through electric gates. The front provides parking on the drive while the other brings you to the rear of the property and the equestrian facilities.

There is a substantial rear garden with large, paved patio.

Equestrian Facilities

Close to 15 acres

11 Paddocks, including a Paddock Paradise

5 Stables

2 Foaling boxes

Tack room

Horse wash with hot water

Office/Storeroom

Manège. 50m x 30m

Dutch Barn











LOCATION

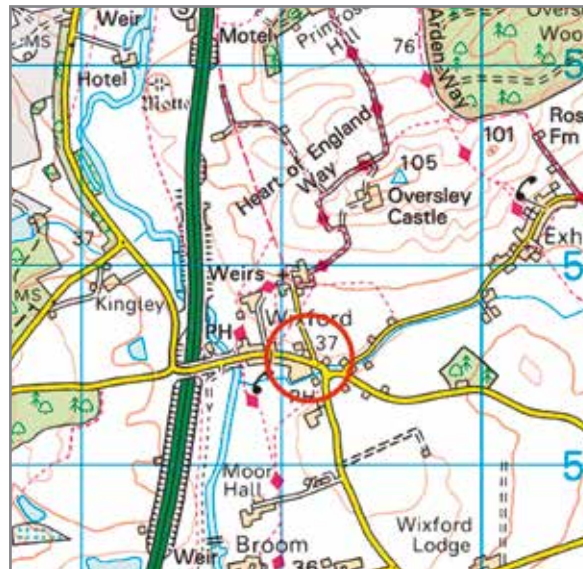
Wixford is a pretty village in Warwickshire with two Public Houses, one on the banks of the River Arrow and a village church. Close to Alcester and Stratford-upon-Avon.

The enchanting town of Stratford-upon-Avon is a popular tourist destination, with visitors from all over the world, owing to its status as birthplace of the playwright and poet William Shakespeare. The Royal Shakespeare Company resides in Stratford's Royal Shakespeare Theatre, one of Britain's most important cultural venues. The town itself has many buildings that have survived over the years and would have been familiar to Shakespeare. It also offers a thriving community offering a wide variety of leisure, dining and shopping experiences.

The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements, including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls are in Leamington, The Croft Prep School and grammar schools in Stratford-upon-Avon.

Stratford-upon-Avon and Stratford-upon-Avon Parkway train stations offer direct services to London, Birmingham, Warwick, Warwick Parkway and Leamington Spa. There is also a coach station. Warwick Parkway, Leamington Spa, Honeybourne and Banbury also offer direct rail services to London and Birmingham. The central position of Stratford-upon-Avon makes it an ideal location for commuting to the entire country with easy access to the Fosse Way, M40, M42, M1 and M6. Leamington Spa is just twelve miles away and Banbury only twenty miles away. Birmingham International Airport is just twenty six miles away.





Services

Main's drainage, water and electricity.
LPG gas.

Local Authority

Stratford-on-Avon District Council.

Property Tenure: Freehold

NB: There are public footpaths across the land.

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01789 332600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Appointments by arrangement

Directions

From the main road running through the village, and near the Three Horseshoes pub, turn onto Church Lane and enter Willow Farm via the 2nd drive on the left.



First Floor



Annex Ground Floor



Ground Floor

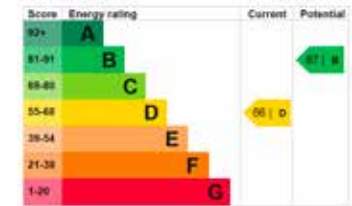


Annex First Floor



Stable Block

Approximate Gross Internal Area = 170.22 sq m / 1832.23 sq ft
 Stable Block = 166.94 sq m / 1796.92 sq ft
 Barn = 69.50 sq m / 748.09 sq ft
 Annex = 75.25 sq m / 809.98 sq ft
 Total Area = 481.91 sq m / 5187.22 sq ft
 Illustration for identification purposes only,
 measurements are approximate not to scale



Willow Farm



Annexe





NIGEL PLASKETT
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Nigel is a Real Estate specialist who has worked within the upper quartile of the property market for many years and demonstrates exceptional knowledge, experience and skill. He shows owners how to achieve the best possible prices for their homes and uses his considerable negotiating skills to ensure that all offers reach their full potential. He supports the Fine & Country Foundation, helping the homeless and less fortunate, and enjoys many sports such as tennis, cycling and rugby.

YOU CAN FOLLOW NIGEL ON



We are delighted we chose to use Fine & Country to sell our house. From the outset Nigel was an impressive professional who gave us confidence. His valuation, strategy and overall advice were first class. We could not praise him highly enough. He paid attention to detail throughout the process and gave us outstanding service. Expensive but entirely justified what we paid.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country

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