



Beauchamp House  
9 Church Road | Sherbourne | Warwick | Warwickshire | CV35 8AN

FINE & COUNTRY

# BEAUCHAMP HOUSE

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A delightful, detached period country home full of character and period features with lovely gardens set in the picturesque village of Sherbourne.

Beauchamp  
House  
Church Road

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Beauchamp House is a fabulous family home in a peaceful village setting. Dating back to the 16th century it is Grade II listed and full of wonderful period features, exposed timbers, and fireplaces. It has been sympathetically restored and modernized over recent years and with many rooms having dual aspect windows there is plenty of natural light.

#### Ground floor.

The spacious entrance hall, with tiled floor, is perfect for boots and coats and leads to the kitchen/breakfast room. Also with a tiled floor the kitchen is well appointed with granite work tops, an Aga, and separate oven and hob. Open to the dining room, with a woodburning stove and French doors to the garden.

The living room also benefits from a woodburning stove, dual aspect windows and leads to a study area, with access to a delightful sunny courtyard. The cosy sitting room has a stunning inglenook fireplace and beyond this is the music room/study.

There is a separate utility room, with plumbing for a washer and dryer, and stable doors to the garden, and a downstairs cloakroom.









# Seller Insight

“For the past 12 years, 9 Church Road has been more than just a house; it's been our sanctuary. From the moment we laid eyes on its quaint charm, nestled in a village straight out of a storybook, we knew it was meant to be our home. The picturesque streets, enchanted us, with the gothic silhouette of the church at the road's end adding to the idyllic setting.”

“Nestled within a conservation area, we've meticulously preserved the character of this home while enhancing its functionality. Every addition, from the replacement roof tiles and insulation to the gas mains, was made with care and respect for its heritage. The handmade kitchen and Farrow & Ball paint lend an air of timeless elegance, while thoughtful room zoning ensures each space has its own distinct personality.”

“My personal sanctuary is the en-suite, a haven of relaxation with its cast iron bath and garden views. It's a space where indulgence meets tranquillity, and even my daughter can't resist its allure when she returns from university, it's the perfect place for a pamper.”

“Outside, the professionally landscaped gardens unfold like a storybook oasis, each section offering its own unique charm. From stone statues to vibrant blooms, every corner has a different feel. The expansive rear garden, where my son once played football and my daughter brought her horse, is a paradise teeming with wildlife and natural beauty. Over the years, one of our greatest joys has been the babbling brook that meanders through the bottom of our garden. We spent countless hours paddling when the children were younger in its waters. Enjoying breakfast in our private front garden and watching the sunset over the dairy farm to the rear, have also been daily delights.”

“It's not just the physical beauty that makes this place special; it's the sense of community that surrounds it. From the neighbour who kindly tends to the villages grass verges to the close-knit village atmosphere, this is a place where kindness and camaraderie thrive. Halloween is a special time here as the style of the properties serves as a perfect backdrop for such festivities.”

“As the seasons change, so do the rhythms of life here. From cosy evenings by the inglenook fireplace to lively gatherings around the pool table in the double garage, each moment has been infused with joy and warmth. Whether it's Christmas dinners in the dining room or summer afternoons spent lounging in the garden with a cocktail and a good book, this home has been the backdrop to countless cherished moments.”

“Our search for the perfect home spanned seven years, but when we found this gem, it was worth it. As our family has grown and evolved, so has our beloved home, but now it's time for the next chapter. Though it's bittersweet to leave, we're excited for another family to create their own cherished memories here as it truly has been the perfect family home.”\*

\* 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.







**First floor.**

Two staircases to the first floor. The main bedroom is superb, with fitted furniture, and a huge dressing room and bathroom. A fabulous suite.

There are four further bedrooms, one currently fitted as a study/office and a dressing room/shower room. There is also a family bathroom.













## Outside

Five bar gates open from Church Road to the private drive. There is ample parking and two double garages.

The gardens are delightful and mature, with a Victorian style greenhouse and summer house.

In all approximately 0.66 acres.

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# SHERBOURNE

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Sherbourne is a pretty village in the heart of Warwickshire about three miles south/west of Warwick.

Royal Leamington Spa and Stratford-upon-Avon are also close by.

Train times to London from Warwick Parkway approximately one hour and twenty minutes.  
(All times and distances are approximate)

# WARWICKSHIRE

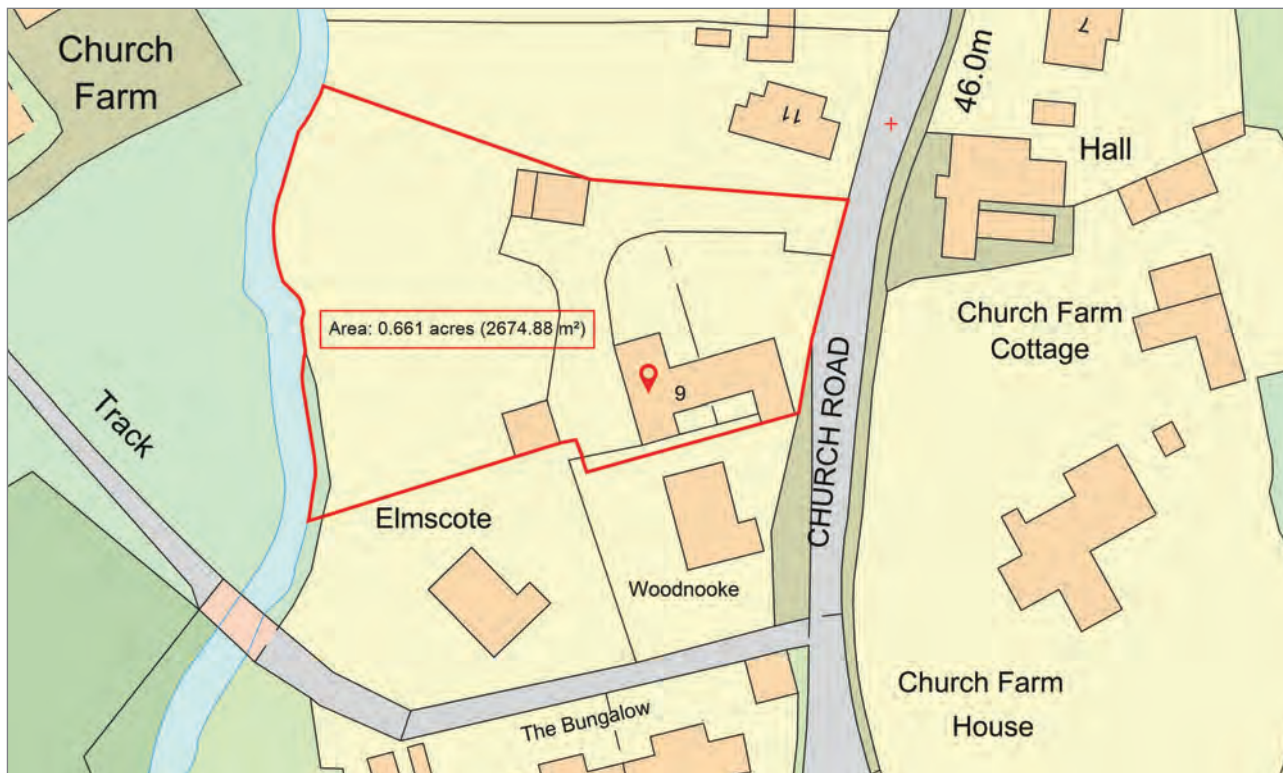
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Positioned in the heart of England the county is famous for being the birthplace of William Shakespeare. There are no cities in Warwickshire since both Coventry and Birmingham were incorporated into the West Midlands County in 1974 and are now metropolitan authorities in themselves.

Warwickshire hosts several key towns including Leamington Spa Warwick, Stratford upon Avon, Kenilworth, Henley In Arden and Rugby to name a few.

The northern tip of the county is only three miles from the Derbyshire border. An average-sized English county covering an area of almost 2,000 km<sup>2</sup>, it runs some 60 miles north to south. Equivalently it extends as far north as Shrewsbury in Shropshire and as far south as Banbury in north Oxfordshire.





**Services**

Mains drainage, water, gas and electricity.

**Local Authority**

Warwick District Council.

Property Tenure: Freehold

The property may be liable to a chancel repair liability.

**Type of Construction**

Oak framed building with brick infill and tiled pitched roof.

Mobile Phone Coverage: 4G and 5G mobile signal appears to be available in the area. We advise you to check with your provider.

Broadband Availability: Superfast Broadband Speed appears to be available in the area. We advise you to check with your provider,

**Viewing Arrangements**

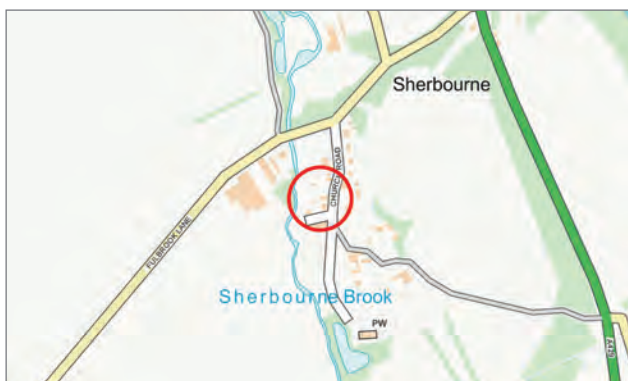
Strictly via the vendor's sole agents Fine & Country on 01789 332600.

**Website**

For more information visit [www.fineandcountry.com/uk/stratford-upon-avon](http://www.fineandcountry.com/uk/stratford-upon-avon)

**Directions**

In the heart of the village is Church Road. Beauchamp House is number 9.



Approximate Gross Internal Area  
 Ground Floor = 156.96 sq m / 1690 sq ft  
 First Floor = 146.95 sq m / 1582 sq ft  
 Garages = 68.58 sq m / 738 sq ft  
 Outbuildings = 26.37 sq m / 293 sq ft  
 Total Area = 398.86 sq m / 4303 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 02.05.2024







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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 over 300 locations, spanning Europe, Australia, Africa and Asia, we combine 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.

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