



Swallows Barn  
Meer End Road | Honiley | Kenilworth | Warwickshire | CV8 1PW

FINE & COUNTRY

# SWALLOWS BARN

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A charming country home set in two acres of beautiful gardens and paddock  
with complete privacy and lovely views.



Swallows Barn is a delightful family home, finished beautifully and with quality fittings. There are character features throughout, such as open fireplaces, exposed timbers and brickwork, hardwood flooring and vaulted ceilings. The whole home is sunny and bright with splendid views from all windows.

Gorgeous living rooms include: A beautifully fitted kitchen/breakfast room with a modern Aga, oak cabinetry, granite countertops, and a large oak topped centre island and breakfast bar. A brick fireplace, with woodburning stove and underfloor heating.

The living room with floor to ceiling windows and fireplace. French doors to the gardens. The dining room, also with a fireplace, and a private study.

There is also a stunning sitting room, with vaulted ceiling, and fireplace with wood burner.

In the north wing are the four bedrooms and four bathrooms/shower rooms which are modern and well appointed.

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### Outbuildings

Surrounding a courtyard and housing the utility room with w/c, gym/games room, workshop and extensive storage space.

They could be used in many ways, such as: stabling, detached office space, garaging, or annex accommodation, subject to planning permission.

### Outside

Electric gates open to the sweeping tree lined drive leading to an expansive driveway with ample parking and double EV charging point.

Beautiful mature gardens and patios surround the property providing complete privacy and lovely countryside views. There is also a flat paddock of approximately one acre.

In all approximately two acres.

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# LOCATION

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Swallows Barn, Honiley. Private and secluded yet close to:  
Kenilworth. 10 minutes.  
Warwick. 15 minutes.  
Solihull. 15 minutes.  
Birmingham Airport. 15 minutes.  
Coventry station. 15 minutes. Trains to London Euston approx. 1 hour.  
Easy access to M40, M42 and M6.

(All times and distances are approximate)

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 water, and electricity. Oil tank and septic tank.

Local Authority  
Solihull Council.

Property Tenure: Freehold

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 vendors sole agents Fine & Country on 01926 455950

### Website

For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

### Directions

Driving north on Meer End Road, the A4177, the property will be on your right opposite Table Oak Lane and the Tipperary.

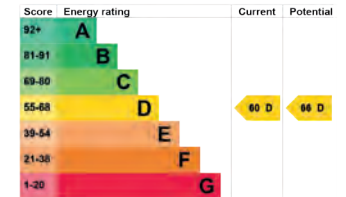


# Swallows Barn

Approximate Gross Internal Area = 305.0 sq m / 3282 sq ft  
 Outbuilding = 128.0 sq m / 1377 sq ft (Excluding Courtyard)  
 Total = 433.0 sq m / 4659 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1124046)



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 13.09.2024







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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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