



Ravenswood House
Coventry Road | Southam | Warwickshire | CV47 1BG

RAVENSWOOD HOUSE



*Ravenswood House, dating back to 1765, seamlessly
blends historic charm with modern comforts.*



KEY FEATURES

The spacious interior includes elegant living areas, a well-appointed kitchen/breakfast room, a utility room, and five bedrooms with two bathrooms. Outside, a generous courtyard with 3252 sq ft of traditional barns, stores, home office, and a carport, offering fantastic potential. Set within 1.65 acres of beautifully maintained grounds, the property boasts extensive gardens, a thriving orchard, a polytunnel, a greenhouse, and a picturesque outdoor dining area—perfect for entertaining and enjoying the idyllic countryside setting.

Accommodation Overview

The family room, facing south and west, is bathed in natural light, featuring roof lanterns, French and bifold doors that open onto the garden and outdoor dining area. It includes underfloor heating and a fireplace with a woodburner. The drawing room boasts a south-facing bay window, French doors, and another woodburning fireplace, while the sitting room offers a charming cast iron and tiled open fire alongside exposed ceiling timbers.

The property has undergone extensive renovations, including reroofing of the house, barn, and most outbuildings, new double glazing throughout, replacement flooring, and a new boiler. The central heating, hot and cold water systems have been updated, and the second-floor bedrooms have been remodeled.

The home now features two stylish new bathrooms with underfloor heating, a modern fitted kitchen with integrated appliances, and a utility room. Off the hall, a spacious cloakroom includes built-in cupboards and plumbing for a washing machine and dryer.

Upstairs, the first floor hosts three south-facing double bedrooms, including a principal suite with an en suite bathroom and a third bedroom with a walk-in closet. The second floor offers two additional bedrooms, one of which has a walk-in closet that could be converted into an en suite, subject to necessary consents.

























KEY FEATURES

Gardens & Grounds

A long driveway leads to electric gates, opening onto a large courtyard with extensive parking. The attached outbuildings include a wood store, fuel store, and a home office stretching over 33 feet, with access to both the courtyard and garden. A detached carport adds further convenience.

The double-height barn, with driftway doors, has been structurally reinforced and presents exciting development potential—ideal for multi-generational living, a party barn, additional garaging, or storage. Adjacent to this space is a music studio, with further outbuildings providing significant additional storage and forming the east side of the courtyard.

The grounds are beautifully landscaped, featuring expansive lawns, a patio with an external fireplace for al fresco dining, and outdoor lighting. The orchard, with over 60 fruit trees—including plum, apple, cherry, pear, and almond—adds to the property's charm. Raised herbaceous beds, a grapevine, a 26 x 14-foot polytunnel for vegetable and soft fruit cultivation, and a modern greenhouse complete the idyllic setting.







LOCATION

Southam is a small market town in the Stratford-upon-Avon district of Warwickshire. Southam has three primary schools and the 'Outstanding' Southam College within easy walking distance. The main shopping street runs through the centre of town. There is a wide range of shops, including hairdressers, post office, florists, banks, restaurants, pubs, convenience stores, newsagents, ironmongers and a Tesco supermarket. There are also two doctors' surgeries, dental practices, and a leisure centre, with a 25-metre pool and well-equipped gym. The commuter links from Southam are very good, the M40 is nearby, as are the historic towns of Leamington Spa, Warwick, Rugby, Banbury, and Stratford-upon-Avon, which all provide regular rail services to Birmingham and London.



INFORMATION

Services, Utilities & Property Information

Utilities - The property is understood to have mains water, electricity, a klargester and oil central heating.

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

Broadband Availability – FTTC Standard Broadband Speed is available in the area, with predicted highest available download speed 23 Mbps and highest available upload speed 20 Mbps. There are broadband boosters in the house and two separate phone lines into the property.

Special Note – The property contributes 1/3 of the cost of the driveway maintenance. Please contact us for more information.

Tenure – Freehold

Directions - Postcode: CV47 1BG / what3words: ///nutrients.mavericks.tigers

Local Authority: Stratford Upon Avon District Council

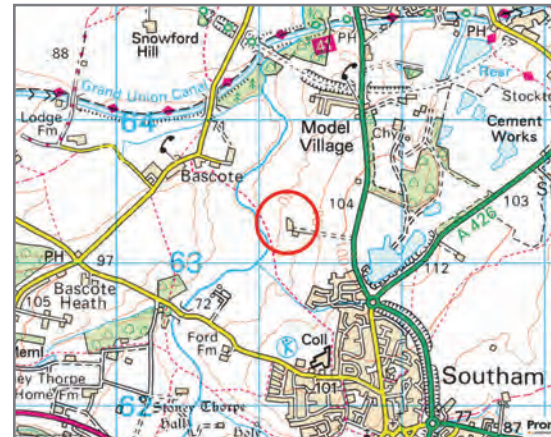
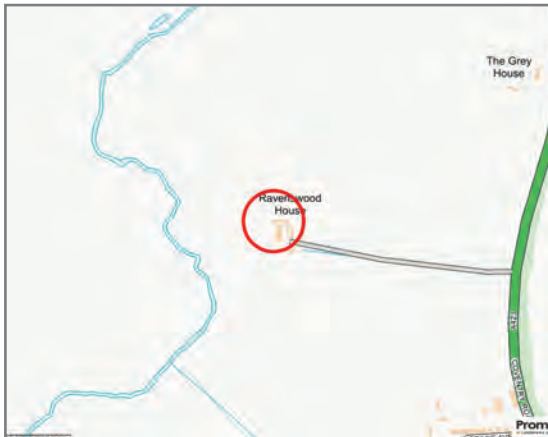
Council Tax Band: E

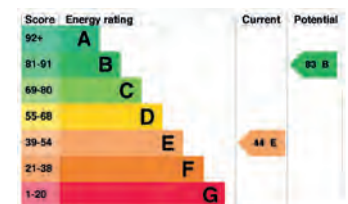
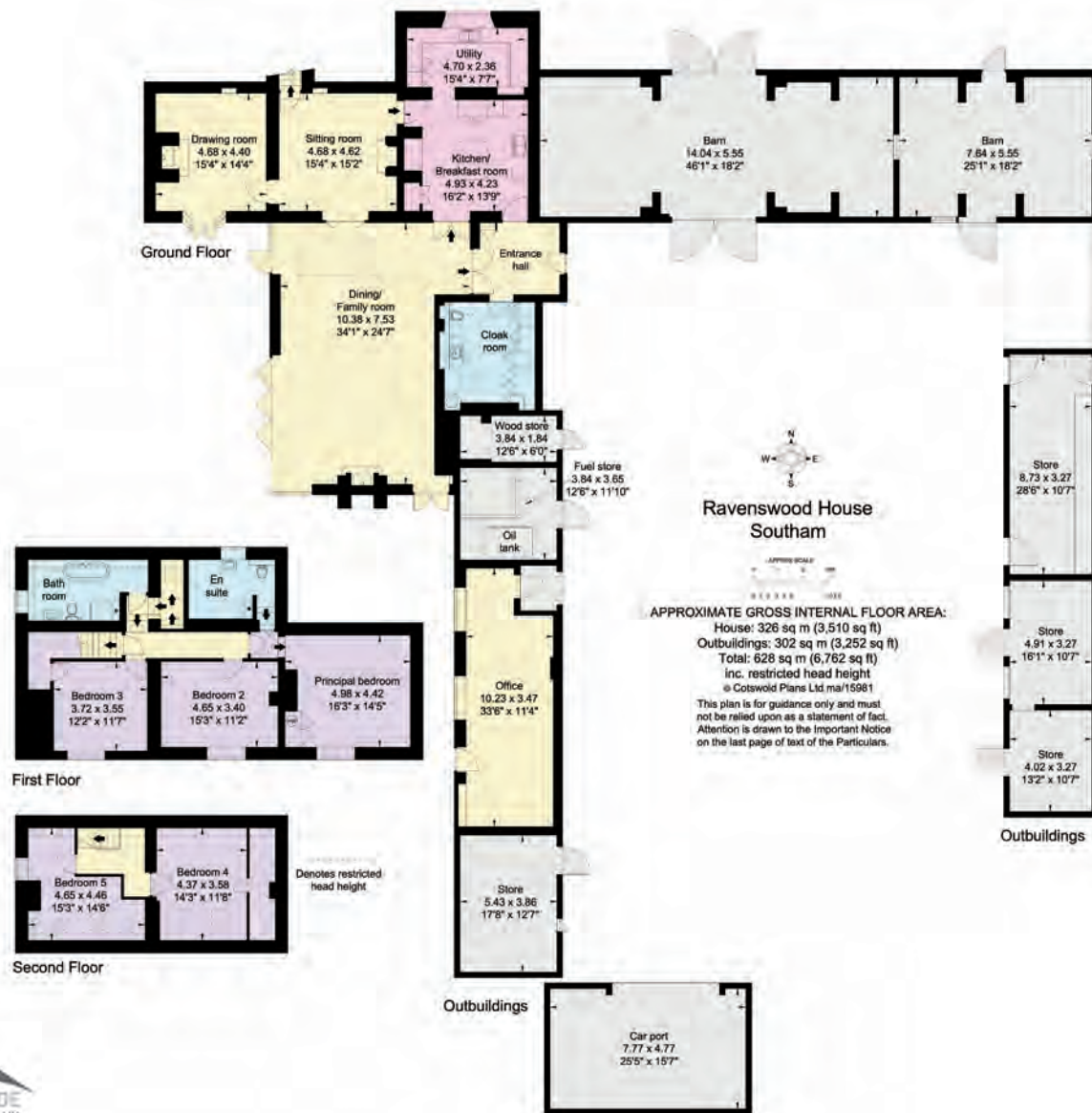
Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01926 455950

Website

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





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. Whilst we carry out our due diligence on a property before it is launched on 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. For a free valuation, contact the numbers listed on the brochure. Printed 30.04.2025





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.

*We value the little things
that make a home*



NICOLA MOORE BRANCH PARTNER

Fine & Country Leamington Spa
01926 455950 | 07860 623178
nicola.moore@fineandcountry.com

Nicky has worked with Fine & Country since 2016 and became Partner of the Leamington branch in July 2018. She has received many 5* reviews from happy clients on the AllAgents review site. Nicky has lived in the area all her life, so has an intimate knowledge of local schools, facilities and village life around Warwickshire. She is very passionate about property and is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. She has a keen eye for detail and her enthusiasm comes to the forefront when she is building relationships with people and finding them their perfect home. In her spare time, Nicky enjoys riding and competing her horse which she has done since she was a child. Contact her now for expert advice on the marketing and sale of your home.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, CV32 5AA
01926 455950 | leamington@fineandcountry.com

