



Windmill Farmhouse  
Rugby Road | Stockton | CV47 8HS

# WINDMILL FARMHOUSE



*Windmill Farm is a rare opportunity to acquire an exceptional country residence set within just under 10 acres of prime Warwickshire countryside.*



# KEY FEATURES

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This charming farmhouse offers spacious, versatile living along with extensive outbuildings, garaging, and a detached annex — all framed by uninterrupted views and idyllic rolling landscape. With a well presented interior, well-planned outdoor areas, and equestrian-ready paddocks, Windmill Farm offers a truly special blend of tranquillity and practicality.

## Accommodation Overview

A welcoming entrance leads into a beautifully modernised family home combining characterful features with contemporary living. At its heart is an expansive open-plan kitchen/dining/family area, complete with breakfast bar and seating and ample cabinetry. The main living room is centered around a charming fireplace and framed by large windows and French doors that bathe the space in natural light with one end currently being used as a music area. A well-appointed utility room and a practical boot room add to the daily convenience of countryside living, while a versatile ground-floor room — ideal as a study, office, or occasional guest bedroom — enhances the home's flexibility.

Upstairs, the principal bedroom is a true haven — triple-aspect windows, fitted wardrobes, private balcony with outstanding views, and a sleek ensuite. Two further bedrooms are generously sized, one benefitting from its own nicely presented en-suite. A fourth bedroom and main family bathroom completes the layout, making this an ideal home for families or those seeking multi-generational living.

























# KEY FEATURES

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## Gardens & Grounds

Windmill Farm is approached via a long, private drive through electric gates, that opens into a circular courtyard, providing a grand sense of arrival. The house is surrounded by well-kept gardens and mature planting, with a tranquil pond adding a touch of rural charm. Beyond lie the fenced paddocks, perfectly suited to equestrian use or hobby farming. The open countryside views and peaceful setting create an extraordinary sense of space and seclusion.

Opposite the main house, the detached annex offers superb flexibility. Currently used as a home office and hobby room, it is fully insulated and features full-height glazing and exposed brick. The triple garage provides ample covered parking and storage, with a first-floor living area with balcony, ideal for conversion into a studio or additional accommodation.







# LOCATION

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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

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## Services, Utilities & Property Information

Utilities - The property is understood to have mains water, electricity, sewage treatment plant and oil central heating.

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

Broadband Availability – Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

Special Note – A Development Uplift Clause is applicable on the Land at a rate of 30%.

Tenure – Freehold

Directions - Postcode: CV47 8HS / what3words: ///sunbeam.various.uplifting

Local Authority: Stratford Upon Avon District Council

Council Tax Band: G

## 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>



Score	Energy rating	Current	Potential
92+	A		96 B
81-91	B		
69-80	C		
55-68	D	87 D	
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 3842 sq ft, 357 m2  
 LOW CEILINGS: 162 sq ft, 15 m2  
 CARPORT: 668 sq ft, 62 m2

**OVERALL TOTALS: 4672 sq ft, 434 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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 02.05.2025





# FINE & COUNTRY

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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

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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

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