



Hornbeam House  
Compton Fields | Combrook | Warwickshire | CV35 9HW



# HORNBEAM HOUSE

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An exquisite, modern, country home beautifully finished and presented in the most tranquil location, with lovely gardens and far-reaching views on the edge of a delightful Warwickshire village.







### Accommodation Summary

Hornbeam House is a stunning family home of considerable size finished to an immaculate standard, with quality fittings throughout. It was built just a few years ago so benefits from modern features such as an air source heat pump and underfloor heating throughout, but also includes inglenook fireplaces with wood burning stoves and exposed timbers giving great character. The whole home is bright and sunny with many rooms having large windows and patio doors.

The grand entrance hall with tile flooring, gives access to all the living accommodation. A sitting room with inglenook fireplace and woodburning stove and French doors to the garden. A useful study/office and the dining room also with French doors to the patios.

The kitchen/breakfast/family room is simply amazing. Newly fitted, the kitchen has everything and is perfectly designed. The breakfast area is in a bay window extension to fully enjoy the views, and the family area provides space for living with a fireplace and wood burner and French doors to an al fresco portico for outside dining.

Beyond the kitchen is the back hall leading to the utility room and double garage and with stairs up to the 5th bedroom or studio/games room, with a separate shower room.

The open and spacious landing leads to four well proportioned bedrooms all with their own en-suite bathroom facilities.

The master bedroom suite is simply stunning, from the fitted dressing room to the luxury bathroom and bedroom with large dual aspect windows to take advantage of the views.

















# Seller Insight

“ We've spent seven happy years at Hornbeam House, having moved here after 40 years of city living. The moment we first turned off the Fosse Way into Combrook, we were captivated by the stunning countryside views — it was love at first sight.

Though a new build at the time, we saw huge potential and have since transformed it into a luxurious home with several thoughtful extensions. Highlights include a spectacular bay-windowed bedroom overlooking the countryside, a cosy lounge with log-burning stove, and a spacious kitchen/family room that's perfect for summer living.

The result is a luxurious and comfortable home, ideal for both everyday living and entertaining.

The gardens have been lovingly designed with a Cotswold theme — wisteria, climbing roses, fruit trees, and cottage borders all framed by open views of the Warwickshire countryside. A large patio with fire pit and covered dining area offers year-round enjoyment.

The views across the adjoining countryside and the spectacular sunsets have never ceased to inspire us.

Entertaining has been a joy here, with ample space for guests, a fire pit, and a dining portico that's seen many festive gatherings—from barbecues to birthdays, and even our 50th wedding anniversary.

The village is truly special, with a strong sense of community, and events like apple pressing and bonfire night, has made it all the more special. There many footpaths for walking and exploring, and excellent connectivity via the M40 motorway and Banbury railway station.

It's now time for us to move on, but this home will always hold a special place in our hearts.

\* 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.





























## Outside

The gated drive, with ample parking, leads to the double garage. Beautifully landscaped gardens sweep around the house to the rear, which enjoys a south/west aspect. There are lovely patios, accessed from all the living accommodation, covered dining areas and a fire pit with seating. All enjoying the superb open countryside views.

In all approximately 0.35 acres.















# LOCATION

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On the edge of the village of Combrook with easy access to the lovely towns of Stratford-upon-Avon, Warwick and Leamington Spa. The Cotswolds Area of Outstanding Natural Beauty is on the doorstep.

Train times to London from Warwick Parkway approximately one hour and twenty minutes.

(All times and distances are approximate)

The enchanting town of Stratford-upon-Avon is a popular tourist destination owing to its status as birthplace of the playwright and poet William Shakespeare with visitors from all over the world. 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.

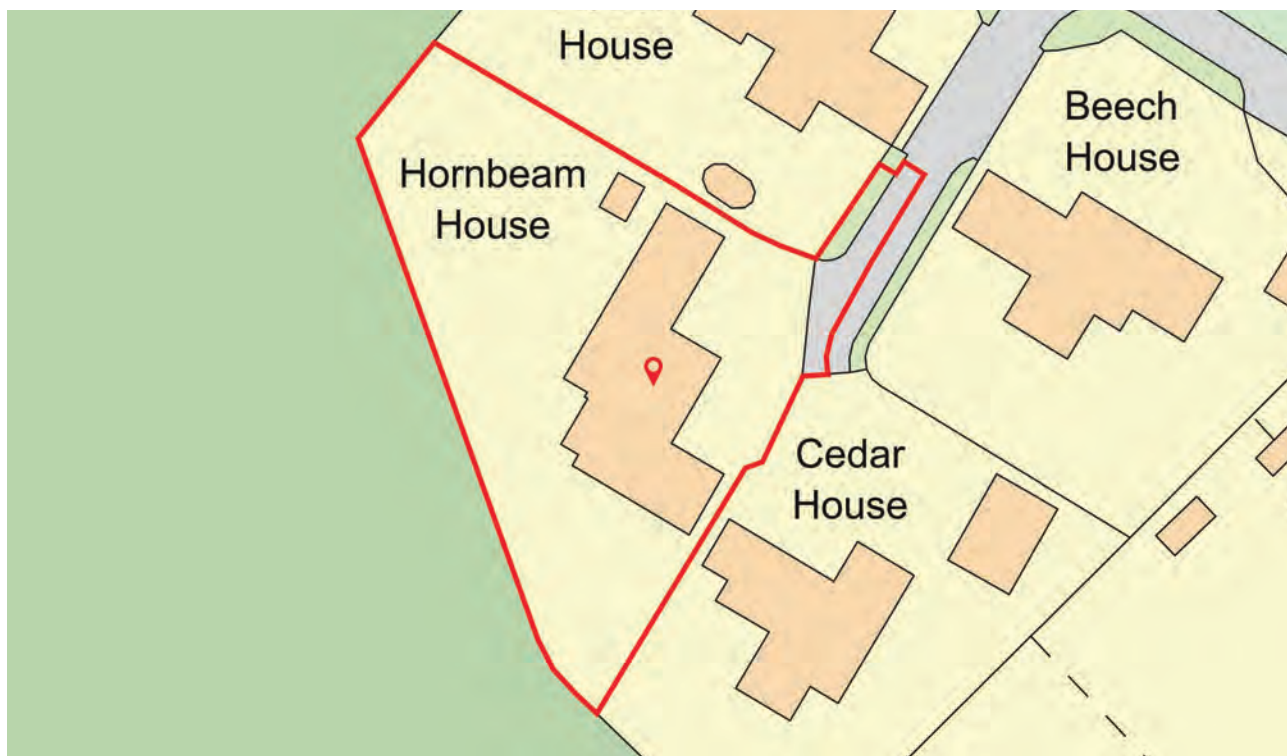
The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep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

Mains drainage, water and electricity.  
Air source heat pump and back up oil tank for central heating.

#### Local Authority

Stratford-on-Avon District Council. Tax Band H

#### 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 vendor's sole agents Fine & Country on 01789 332600.

#### Website

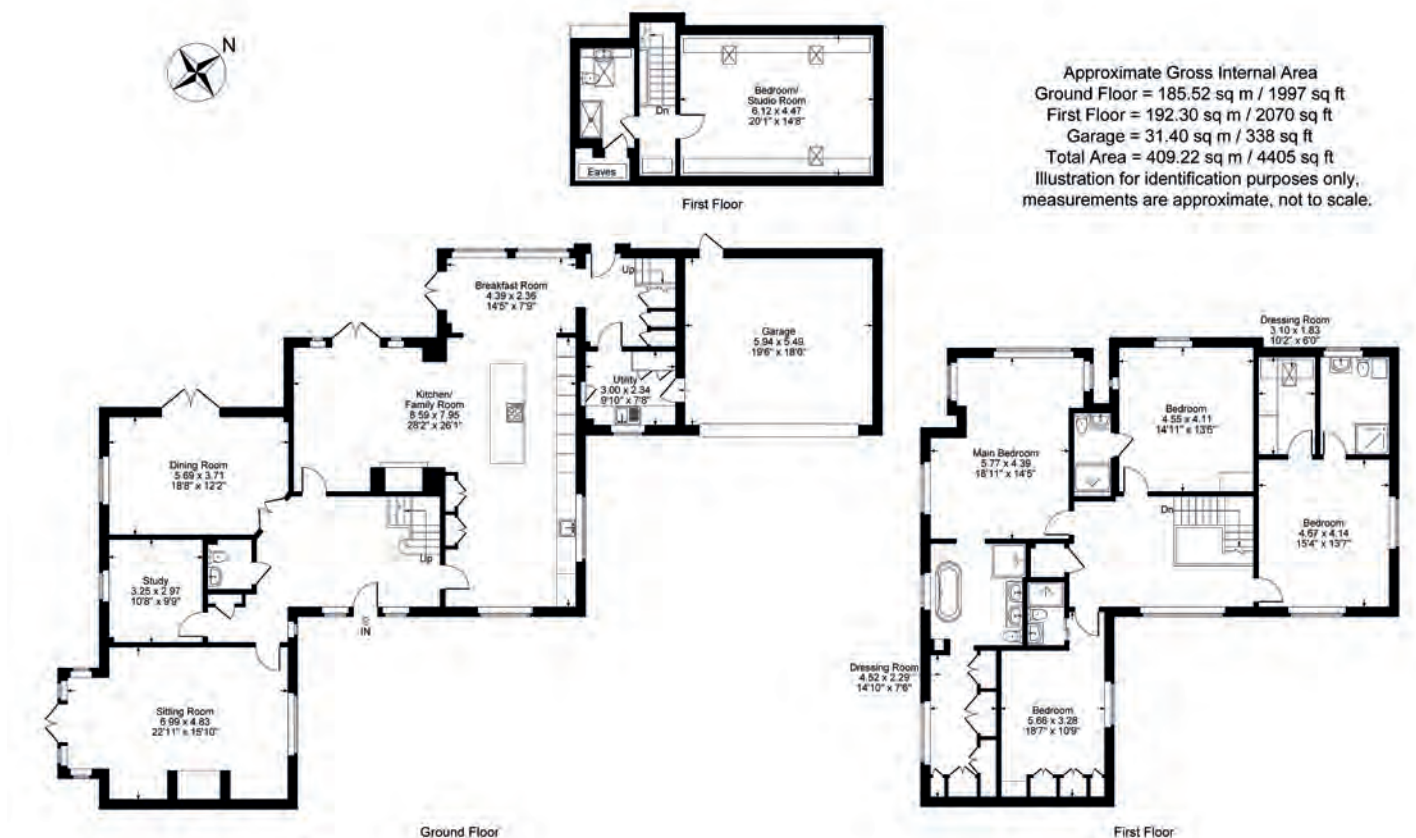
For more information visit [www.fineandcountry.com/uk/stratford-upon-avon](http://www.fineandcountry.com/uk/stratford-upon-avon)

#### Directions

From the centre of the village of Combrook proceed west on Combrook road and Hornbeam House is at the end of the village on your left.







Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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 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. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 08775854, VAT Reg No 178445472. Registered Office: 5 Regent Street, Rugby, CV21 2PE. Printed 16.05.2025











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I have close to fifteen years experience working with Fine & Country in the Warwickshire area and so have a great knowledge of the local upper quartile property market. This experience and knowledge assures homeowners receive exceptional marketing and ultimately the best possible price for their homes. I also support the Fine & Country Foundation, helping the homeless and less fortunate.

YOU CAN FOLLOW NIGEL ON



## 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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