



WILKES FARM

Fulready, Stratford-upon-Avon



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*Set within approximately half an acre in the
Warwickshire hamlet of Fulready.*





Beautiful stonework, substantial beams and a magnificent inglenook fireplace give Wilkes Farm its unmistakable character. Set within approximately half an acre in the Warwickshire hamlet of Fulready, this handsome five-bedroom former farmhouse pairs the warmth of a period home with wonderfully generous spaces for family life.

Dating back to the 1600's but with the advantage of not being listed, Wilkes farm has been owned by the same family for the last 35 years. The house offers approximately 3,161 sq ft of space, complemented by a further 1,068 sq ft of outbuildings. A farmhouse kitchen, three inviting reception rooms and a separate study provide space for family and friends to come together, to entertain, yet still find a quiet corner of your own. Outside, mature gardens, covered dining terraces and a collection of useful outbuildings complete the picture.



Behind a five-bar gate, the private driveway provides parking for around six cars and access to the outbuildings. Stone elevations, climbers and colourful borders create an arrival full of country charm.

Inside, slate flooring brings texture and warmth to the reception hall, where a wall of fitted cupboards keeps coats, boots and everyday essentials neatly tucked away. A substantial utility room, with a stable door opening to the garden, provides space for muddy boots and wet dogs as well as doing laundry. A separate cloakroom adds further practicality.



A WARM WELCOME

THE FARMHOUSE KITCHEN

With garden views, light from two aspects and French doors opening onto the terrace, the kitchen and breakfast room is a natural gathering place.

Traditional cabinetry by Ashworths Country Kitchens is finished with granite worktops and a Belfast sink, whilst a four-oven AGA forms the centrepiece. An integrated refrigerator and dishwasher sit discreetly within the cabinets, with an additional gas hob providing flexibility.

There is plenty of room for a generous-sized dining table, making this a kitchen for long breakfasts, lively family suppers and friends lingering over coffee. In warmer weather, open the French doors and take lunch outside beneath the covered terrace, with the garden stretching beyond.



FIRESIDE COMFORT

Exposed stonework and timber beams bring depth and character to the living spaces. In the snug, a wood burner sits beneath a substantial beam, creating an inviting setting for quiet evenings by the fire.

The separate study gives working from home its own dedicated space, with the flexibility to become a playroom, library or hobbies room as family needs change.



MADE FOR GATHERING

The dining room is one of Wilkes Farm's most memorable spaces. A substantial inglenook fireplace, complete with traditional seats, a concealed bread oven and a wood burner, provides a striking backdrop to dinner. At approximately 17 ft by 17 ft, the room has the proportions for a large table and a full house of guests.

Beyond lies the impressive main sitting room, extending to approximately 28 ft. Windows on two sides draw in natural light, whilst French doors connect directly to the garden. Its generous proportions allow for several seating areas, giving everyone room to settle in during family celebrations, relaxed weekends and Christmas gatherings.



FIVE BEDROOMS ABOVE

Upstairs, exposed timbers continue the character of the house. The principal bedroom combines fitted wardrobe storage with an en suite bathroom featuring both a bath and separate shower.

Four further bedrooms offer flexibility for children, visiting friends or additional workspace, served by a family shower room. The arrangement provides plenty of choice for a growing family, with scope to adapt individual rooms to suit the way you live.



SPACE FOR MORE

The detached outbuildings bring a valuable extra dimension to Wilkes Farm. An open-fronted garage, stable and substantial workshop, or garden store, provide useful space for vehicles, equipment and creative projects. Two wooden loose boxes add further versatility.

For those considering a different use, the buildings offer scope to explore future possibilities, subject to the necessary permissions. A separate home office, creative studio, gym or annexe could be possibilities to explore, subject to planning permission and any other necessary consents.



LONG LUNCHES, OPEN LAWNS

The gardens are a beautiful extension of the house, with broad lawns, established hedging and mature trees creating a leafy setting. An orchard adds seasonal interest, whilst the southerly aspect brings sunshine to the garden.

Paved terraces and covered seating areas offer places to follow the sun or find some shade. There is space for outdoor dining, children’s games and gardening, all within grounds of approximately half an acre.

A Warwickshire setting

Fulready offers a peaceful rural setting between Stratford-upon-Avon and Shipston-on-Stour, with the North Cotswolds within easy reach.

Nearby Ettington provides village amenities, including a primary school, shop and pub, whilst the surrounding countryside offers plenty of opportunities for walking and exploring.

Stratford-upon-Avon brings theatre, shopping and restaurants, and Shipston-on-Stour offers the appeal of a traditional market town. Nearby Moreton-in-Marsh and Banbury provide rail connections to London.

A home with warmth, substance and space to grow, Wilkes Farm makes country living feel wonderfully inviting.





WHERE TO GO WHEN YOU NEED...



Milk: Ettington's village shop and Post Office, approximately two miles away, provide a convenient stop for milk, everyday essentials and those last-minute things you have forgotten.



Weekly Shop: Shipston-on-Stour's High Street Co-op is a useful option for groceries, with the town's independent shops making it easy to combine food shopping with a browse. For a larger weekly shop, Tesco Superstore and Waitrose in Stratford-upon-Avon offer an extensive selection of groceries and household essentials.



Coffee & Breakfast: The Straw Kitchen at Whichford Pottery is a favourite of the current owners. Its distinctive straw-bale building, seasonal food and relaxed atmosphere make it a lovely destination for coffee and something delicious, with time to explore the pottery afterwards. The Chequers in Ettington is another convenient choice, serving brunch as well as lunch and dinner in a welcoming village pub setting.



Gym/Fitness: Shipston Leisure Centre on Darlingscote Road provides a straightforward option for keeping active, with a gym and swimming pool in one place. Closer to home, Ettington Community Centre hosts fitness activities, with its programme offering opportunities to exercise and meet people locally.



Walks: The surrounding Warwickshire and North Cotswold countryside offers plenty of inspiration for a weekend outdoors. For a longer outing, pick up the



Monarch's Way around Stratford-upon-Avon and explore towards Welcombe Hills and Snitterfield, combining open countryside with a visit to town. The wider Cotswold footpath network provides further opportunities to discover villages, rolling landscapes and a well-earned pub stop along the way.



Drinks & Evenings Out: Stratford-upon-Avon makes an evening out particularly appealing, with a performance at the Royal Shakespeare Company providing the perfect reason to make plans. Book dinner alongside your theatre visit and enjoy an evening by the river. For something different, the Cotswolds Distillery at Stourton offers tours and tastings, giving you a closer look at its gin and whisky production before sampling the finished spirits. The Royal Oak at Whatcote, approximately two miles away, offers another tempting choice for dinner close to home.

Schools: Ettington Church of England Primary School, approximately two miles away, provides a local village primary option. Secondary schools in the wider area include Shipston High School, alongside the selective King Edward VI School and Stratford Girls' Grammar School in Stratford-upon-Avon.



Train Station: Moreton-in-Marsh provides direct rail services to London Paddington, with connections through Oxford along the way. Banbury offers an alternative route into the capital, with direct Chiltern Railways services to London Marylebone. Having both options within reach provides great flexibility.

THE FINER DETAILS

Tenure: Freehold

Local Authority: Stratford-on-Avon District Council

Council Tax: Band G

Services: Mains water and electricity. Oil-fired central heating to radiators throughout. Private drainage via a Klargester sewage treatment plant serving the house only.

Gardens & Grounds: Approximately half an acre.

Parking: Gated driveway with parking for around six cars and an open-fronted garage.

Outbuildings: Stable, workshop/garden store and two wooden loose boxes.



Main Area Approx: 293.7 sq.m / 3,160.9 sq.ft
Outbuildings Approx: 99.3 sq.m / 1,068.4 sq.ft



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