



THE HURDISS ESTATE – LOT 1, HURDISS FARM HOUSE

Harbury, Leamington Spa, Warwickshire



HURDISS ESTATE – LOT 1

A DETACHED FARMHOUSE IN A RURAL LOCATION, IN A MATURE PARKLAND, WITH GARDEN AND PADDOCKS

Well-placed for access to Warwick, Leamington Spa and Stratford-upon-Avon,
with planning consent for a substantial extension.

Accommodation

Existing accommodation (About 3,468 square feet): Entrance hall | Dining hall | Drawing room | Sitting room | Kitchen/breakfast room
Conservatory | Cloakrooms | Boiler room | Landing with a study area | Three large bedrooms | Three bathrooms | Four car garage

Proposed accommodation (About 5178 square feet): Reception hall | Open-plan living room | Sitting room | kitchen/dining/family room with conservatory
Pantry | Cloakroom | Office | Boot/utility room | Plant room | Drying room | Six bedrooms (three en suite, four with dressing rooms)
Two further bath/shower rooms: including a self-contained annexe | Four car garage

Gardens | Additional cabin and large original Estate greenhouse | Parkland with large field shelters | Stables | Pond

In about 12.8 acres

Distances: M40 (J12) 4 miles (southbound), J15 4 miles (northbound), Leamington Spa 6 miles (Intercity trains to London Marylebone from 60 mins)
Warwick 6 miles, Stratford-upon-Avon 11 miles, Rugby 17 miles (Intercity trains to London Euston from 48 mins), Birmingham International Airport 26 miles
(All distances and times are approximate)



SITUATION

Hurdiss Farm is situated down a long drive, in a rural location between the villages of Harbury, Chesterton and Bishops Itchington, in a mature parkland setting.

Harbury nearby is well served with amenities, including All Saints Church, primary school, a range of shops, public houses, chemist, garage, library and doctor's surgery. There is a cricket, tennis and rugby club, Amateur Dramatic Society and an Historical and Conservation Society.

Stratford-upon-Avon, with its theatres and Shakespearean heritage, is the region's cultural centre. The Fosse Way, a short distance from the village, gives ready access to the Cotswolds to the south. There is a range of state, grammar and private schools in the area to suit most requirements, including Warwick Prep and Public Schools, Kings High School for Girls in Warwick, Arnold Lodge School and Kingsley School for Girls in Leamington Spa. There is racing at Warwick, Stratford-upon-Avon and Cheltenham and a number of golf courses in the area.





The farm buildings and cottages to the north side of the farmhouse have planning consent for conversion to 15 dwellings, principally accessed off Bush Heath Road.

THE PROPERTY

Hurdiss Farm House is offered for sale in conjunction with the farmyard behind, which has planning consent for conversion to 15 dwellings.

Hurdiss Farm is a prime example of an 18th-19th-century Model Farm and Farmhouse, surrounded by mature parkland, stream-fed large ponds, paddocks and an 18th-century ha-ha around the formal gardens with views across pastureland.

Hurdiss Estate has been in the hands of the Thwaites family for over 100 years and has been lovingly maintained. Bought by Captain Sidney Herbert Thwaites, it passed to his son Leslie Basil Thwaites, whose family held agricultural land in the area and later founded Thwaites Engineering company.

Hurdiss Farm House is a detached family house, of painted brick under a tiled roof, with a stone portico to a panelled front door, and with an attached garage for four cars.

Most windows are double-glazed UPVC, and wide sliding patio doors provide for bright rooms with lots of natural light. The fitted kitchen opens into the glazed conservatory with oak flooring.

There is planning permission, ref 24/01414/FUL, granted on 11.11.2024 by Stratford-on-Avon District Council for a substantial extension to create a 6-bedroom house, in all about 5,179 square feet. There will be a CIL payment due of £11,393 if the development is not for occupation as the owner's private dwelling.







GARDENS AND GROUNDS

Approached past stone pillars with cattle grids to a tarmac, tree-lined drive with lime with its parkland fields on either side, to the turning and parking area by the house. Behind the house is a flagstone patio. The lawned garden includes attractive stone arches, fine mature trees including Mulberry, Cherry, Walnut, Oak, Birch, Chestnut and Sycamore. The sunken ha-ha wall allows open views from the garden to the surrounding fields. Side garden and timber

summerhouse/ store with its own patio. A large original Estate Greenhouse lies beyond with surrounding orchard.

The fields, with post and rail and fences to boundaries, include a pond with mature trees and large field shelters to each paddock.







PROPERTY INFORMATION

Services: Mains water and electricity, private drainage system. Oil-fired central heating.

Note: The drive entrance will be required to be widened by the purchaser of the development site to comply with the planning permission for development of the site, and the drive will be required to provide emergency access for the development and may be required for access to Dairy Cottage and the Clock Tower cottages.

Fixtures and fittings: The vendor's solicitor will provide a list of fixtures and fittings included and excluded from the sale.

Directions (CV33 9NN)

What3words: [///headboard.page.hippy](https://www.what3words.com////headboard.page.hippy)

Tenure: Freehold

Local Authority: Stratford on Avon District Council: 01789 267575

Council Tax Band: F

Viewing: By prior appointment only with the agents



Existing Floor plan

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

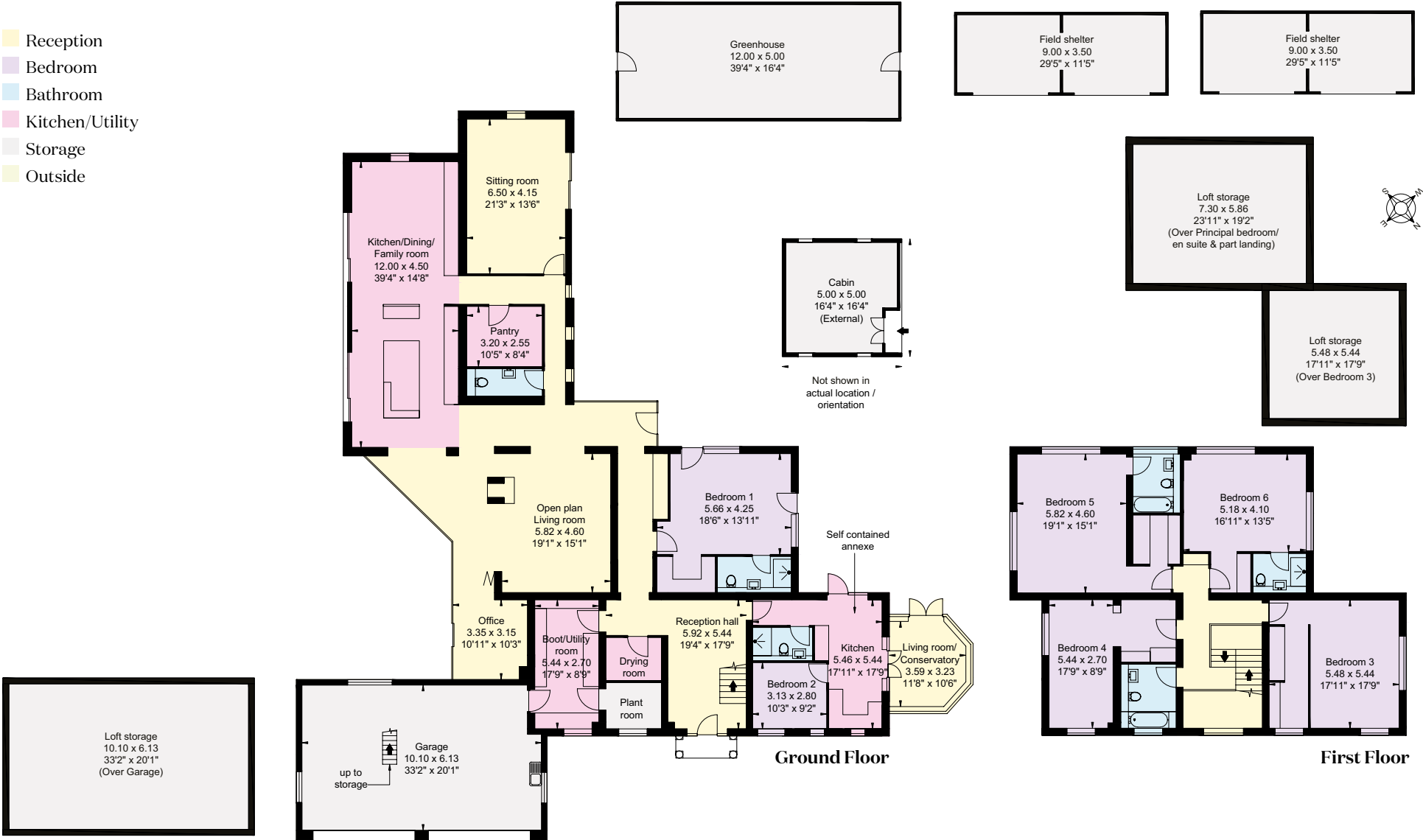


Approximate Gross Internal Area
House: 322 sq m (3,468 sq ft) | Garage: 61 sq m (657 sq ft) | Cabin: 21 sq m (226 sq ft)
Greenhouse: 60 sq m (646 sq ft) | Field Shelters: 63 sq m (678 sq ft)
Total: 527 sq m (5,675 sq ft)
Loft Storage: 134 sq m (1,442 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Proposed Floor plan

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
House: 481 sq m (5,179 sq ft) | Garage: 61 sq m (657 sq ft) | Cabin: 21 sq m (226 sq ft)
Greenhouse: 60 sq m (646 sq ft) | Field Shelters: 63 sq m (678 sq ft)
Total: 686 sq m (7,386 sq ft)
Loft Storage: 134 sq m (1,442 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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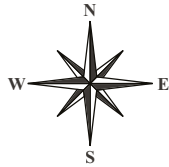
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Hurdiss Farm



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Date: 07:07:26 Drawn By: CW Scale: 1:2300 @ A4 Plan Ref: 21513.1

Title
Hurdiss Farm

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Date: 01 August 2026
Our reference: STR012451655

Hurdiss Estate, Lot 1, Hurdiss Farm House, Bush Heath Road, Harbury, Royal Leamington Spa, CV33 9NN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,395,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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