



LANE FARM

Redhouse Farm Lane, Beausale, Warwickshire



AN HANDSOME PERIOD PROPERTY WITH ATTRACTIVE GROUNDS

Once forming part of the historic Haseley Estate, Lane Farm is a delightful country residence, parts of which date back to the mid-nineteenth century

			EPC
5	4	2	E
			

Local Authority: Warwick District Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity and water are connected to the property. Private drainage. Oil fired central heating.

What Three Words: ///meaty.mondays.crisper



LOCATION

Lane Farm is in an elevated position in the sought-after village of Beausale, surrounded by beautiful Warwickshire countryside. The historic towns of Warwick and Royal Leamington Spa are nearby, offering excellent shopping, leisure and dining facilities.

The area is well served by a range of highly regarded state, grammar and independent schools, with a primary school in nearby Hatton. Excellent transport links include Warwick Parkway Station providing direct services to London Marylebone in around 90 minutes, and Junction 15 of the M40 is approximately 5 miles away.

Leisure facilities in the area include golf courses at Leek Wootton, Kenilworth and Stratford-upon-Avon, racecourses at Warwick and Stratford, the Royal Shakespeare Theatre, and Warwick University.



THE PROPERTY

Lane Farm offers a combination of period character and contemporary comfort. The welcoming reception hall sets the tone, and from here the well-balanced ground-floor accommodation unfolds, including a charming formal dining room centred on an attractive Victorian cast-iron fireplace. The elegant principal living room is generously proportioned, bathed in natural light and enjoys delightful views over the gardens and surrounding countryside, providing a peaceful retreat throughout the seasons. At the heart of the home lies the impressive open-plan kitchen, breakfast and family living area. Designed as a sociable space for everyday family life and entertaining alike, the kitchen is fitted with an extensive range of bespoke oak cabinetry beneath polished granite work surfaces and incorporates a comprehensive range of integrated appliances. There is ample space for informal dining, whilst the adjoining living area features a magnificent inglenook fireplace with wood burning stove, creating a wonderfully atmospheric focal point. A utility and cloakroom complete the ground-floor accommodation.

The first floor accommodation is equally impressive. A split-level landing leads to five excellent bedrooms. Both the principal suite and bedroom two have a dual aspect with rural views and en suite facilities. Bedroom three has an en suite shower room while bedrooms four and five are served by a large family shower room. Bedroom five could also be a home office if required.



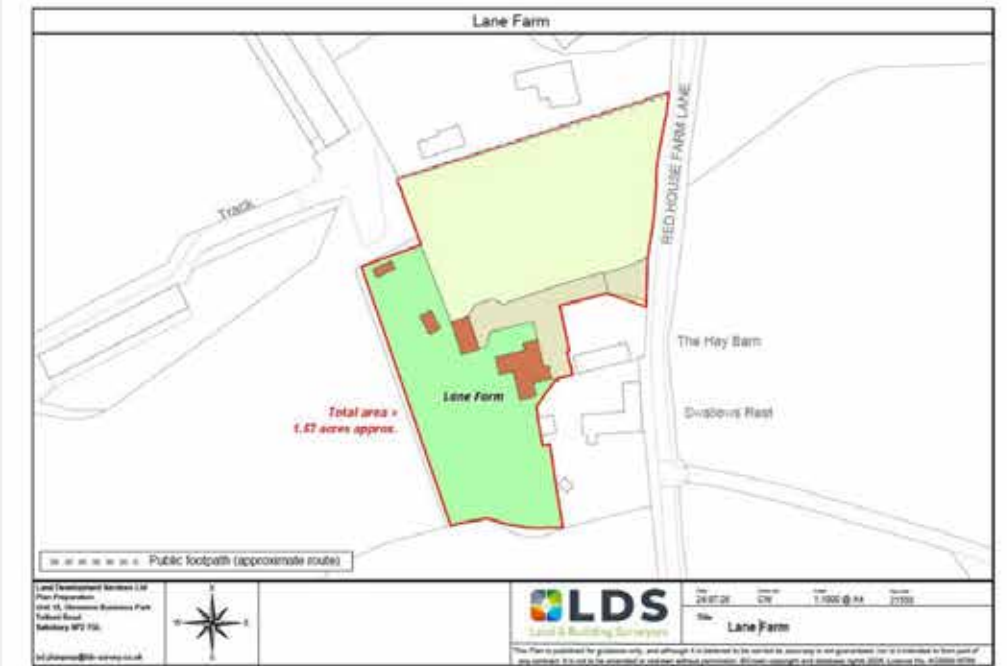


The gardens and grounds are undoubtedly one of Lane Farm's most exceptional features. Thoughtfully designed and meticulously maintained, they provide a beautiful setting for the house and offer interest year-round.

Immediately adjoining the rear elevation is an extensive terrace, perfectly positioned for al fresco dining and outdoor entertaining. Beyond, sweeping lawns are interspersed with a variety of mature trees and specimen planting, creating a parkland atmosphere. A natural wildlife pond, shaded by a magnificent mature oak tree, provides a haven for wildlife and a tranquil place to relax during the summer months.

A productive kitchen garden, greenhouse and dedicated flower garden will appeal to keen gardeners, whilst an adjacent paddock with a fruit orchard with independent gated access offers excellent enjoyment for a family. Complementing the house is a comprehensive range of outbuildings, including a substantial oak-framed triple garage, workshop, implement stores and a variety of useful sheds.

A public footpath crosses part of the land as illustrated on the boundary plan.



Approximate Floor Area = 258.0 sq m / 2777 sq ft
Outbuildings = 43.5 sq m / 468 sq ft (Including Garage)
Total = 301.5 sq m / 3245 sq ft



Ground Floor

First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #111681

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. (ID767266)



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Date: 29 July 2026
Our reference: STR012695957

Lane Farm, Redhouse Farm Lane, Beausale, Warwick, CV35 7NZ

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

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