



The Granary
3 Farriers Court | Wasperton | Warwickshire | CV35 8EB

Step inside

The Granary

A charming home in a small private development with a beautiful, secluded south/west facing garden with open views set in a delightful Warwickshire village.

Accommodation Summary

The hall with timber flooring, and a cloakroom, leads to all the ground floor accommodation. The kitchen with tiled flooring is well fitted and includes double ovens, microwave, gas hob, fridge/freezer and dishwasher. A separate utility room has plumbing for a washer and dryer.

The sitting room has a feature fireplace, dual aspect windows including sliding doors to the garden. There is a dining room, opposite the kitchen, also with doors to the garden and a timber floor. A study provides the home working space.

Upstairs are four bedrooms. The main bedroom has lovely views over the fields, fitted wardrobes and an en-suite bathroom. There is also a family shower room.

Outside

The drive has space for several cars and leads to a garage and carport.

The gardens are really lovely, and private, with open views beyond. They face south/west so enjoy plenty of sun. There is also a vegetable area and garden shed.

In all approximately 0.16 acres.















Location

In the peaceful delightful village of Wasperton, with easy access to the popular towns of Stratford-upon-Avon, Warwick and Royal Leamington Spa. The M40 motorway is five minutes' drive and Warwick Parkway station is some ten minutes' drive, from where there is a frequent train service to London, with a journey time of approximately one hour and twenty minutes.

(All times and distances are approximate)





Information

The Granary

Services

Mains gas, water and electricity.

Sewerage is via a private Biodisc treatment plant for the development.

Local Authority

Warwick District Council.

Property Tenure

Freehold

Notes

Farriers Court is a private development which is maintained by Wasperton Farm Management Company. There is a monthly charge of £40 which covers the maintenance of the sewerage plant.

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.

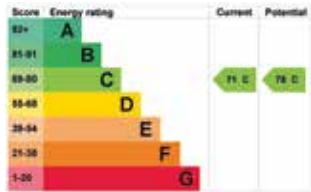
Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

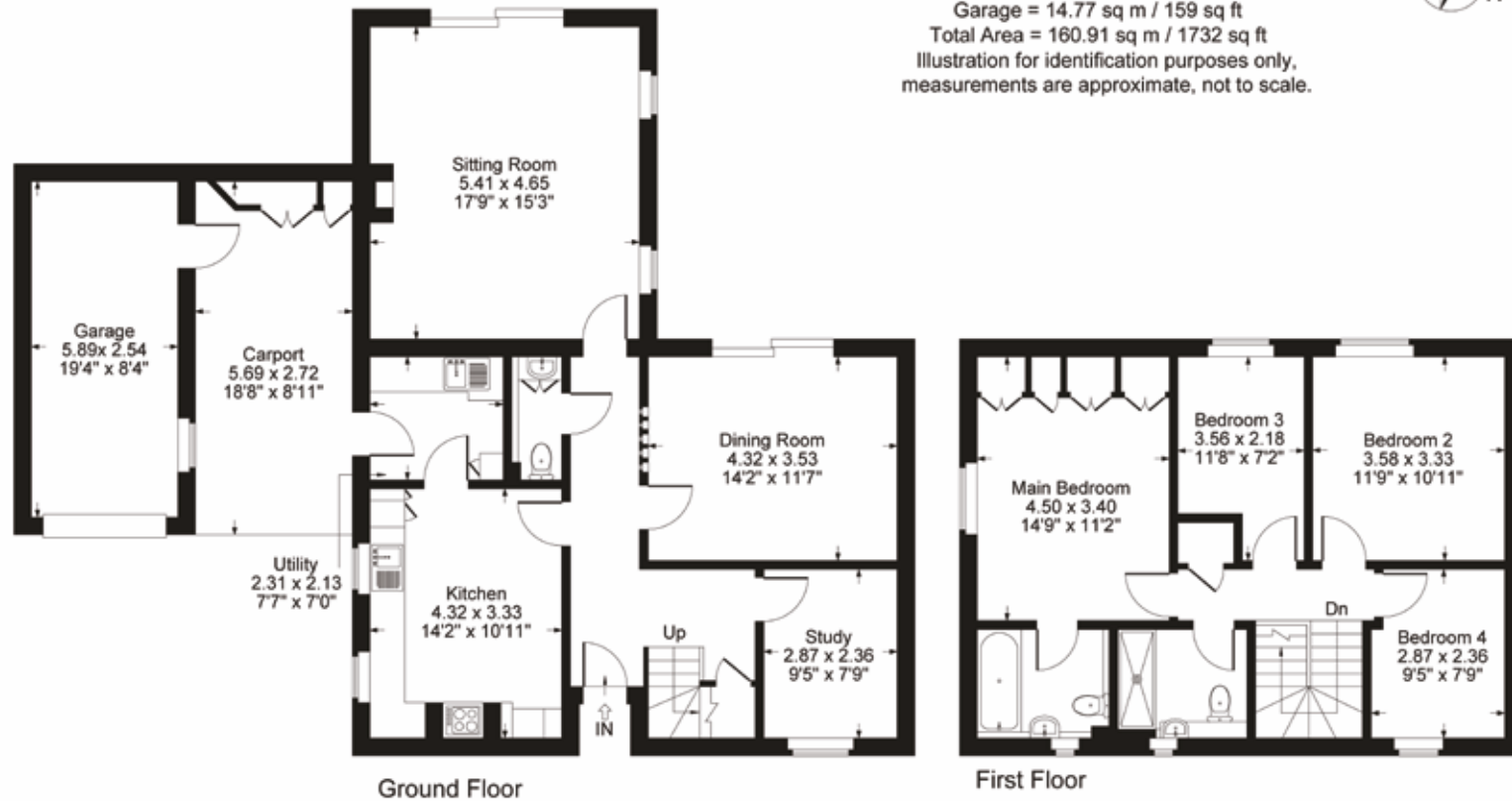
Directions

From the A429, between Barford and Wellesbourne, take the turning to Wasperton. Farriers Court will be on your left with The Granary to the far right.





Approximate Gross Internal Area
 Ground Floor = 85.76 sq m / 923 sq ft
 First Floor = 60.38 sq m / 650 sq ft
 Garage = 14.77 sq m / 159 sq ft
 Total Area = 160.91 sq m / 1732 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



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 © 2026 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 25.02.2026



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