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Your Property - Our Business

Highfield, Deppers Bridge, Southam







A rare opportunity to acquire a superb mixed site with a well presented flexible five/six bedroom detached family home, set in 2.7 acres, including a paddock, large warehouse/storage, barns and outbuildings.

Highfield

Offers a unique opportunity for someone seeking a rarely found blend of spacious family home, with lots of outbuildings and flexible space with a mixed variety of personal interests and potential business opportunities subject to any planning regulations.

The spacious family home is well presented and offers superb living, gardens and alfresco entertainment open barn, beyond lies a paddock with some stables/out buildings requiring replacement. A good sized workshop, four bay car barn and a particularly large warehouse with mezzanine storage platform. Plenty of off road parking and space for vehicles. Viewing is highly recommended in order to appreciate what is on offer.

MAIN HOUSE

Briefly Comprising:

Canopy porch, galleried entrance hallway, ground floor cloakroom, large open plan kitchen/dining/family room, utility room, side porch, snug, sitting room, study. Bedroom two with en-suite and further double. First floor landing, master bedroom with en-suite shower room and walk-in wardrobe. Two further double bedrooms, family bathroom. Double glazing, air conditioning to the first floor, oil fired radiator heating.

The House

Is approached via a concrete driveway which leads into the site. Personal gates with stepping stone path lead to canopy porch.

Galleried Entrance Hallway

Approached via a timber door, dog-leg staircase rising to first floor landing with useful understairs store cupboard, downlighter points to ceiling, wall lighting and radiator.

Ground Floor Cloakroom

Fitted with a low level WC with concealed cistern, circular wash hand basin with mono-mixer set onto timber plinth with timber tiles and 'scrabble board' floor set into resin. Double glazed window to front elevation. Radiator towel rail.

Open Plan Dining/Kitchen/Family Room

24'6" x 26'5" (7.47m x 8.05m)

Being open plan and yet forming distinctive areas.

Dining/Family Area

With herringbone Amtico flooring, double glazed metal sliding patio door to deck, radiator, double doors to sitting room.

Kitchen Area

Attractively fitted with a comprehensive range of painted wall and base cupboards, with central island featuring live edge timber breakfast bar, providing useful seating. The other half of the island has a solid working surface with underslung Villeroy & Boch sink with mixer tap, inset four point Neff Ceran hob with double Neff oven below. L-shaped run of wall and base units with matching solid working surface and splashback, one and three quarter bowl Villeroy & Boch Belfast style sink drainer unit with mixer tap, concealed Bosch dishwasher, concertina doors to shelving with space for toaster and kettle. Additional pantry style unit concealing shelving, pull out drawers, and automatic lighting. Downlighter points to ceiling, feature vaulted ceiling with double glazed metal window overlooking the garden. Part glazed door to utility. Limestone flooring with underfloor heating.

Utility

7'1" x 7'4" (2.16m x 2.24m)

With working surfaces and base units, two metal double glazed windows, downlighter points to ceiling, tiled floor. Space for washing machine and tumble dryer, space for fridge freezer.

Side Porch

7'4" x 13'1" (2.24m x 3.99m)

Part multi paned stable style door to side with window, fitted shelving and hanging, concealing oil fired boiler, tiled flooring.







Sitting Room
13'5" x 24'5" (4.09m x 7.44m)
With double glazed metal framed sliding patio door to deck to rear and further window to side, feature fireplace with wood burner, fitted storage and display area for TV, downlighter points to ceiling, radiators.

Snug
15'2" x 11'8" (4.62m x 3.56m)
Situated just off the kitchen with two double glazed metal framed windows, continuation of herringbone flooring, double radiator.

Study
10'3" x 8'11" (3.12m x 2.72m)
With double glazed metal framed window to front elevation, radiator.

Bedroom Two
10'5" x 13'8" (3.18m x 4.17m)
With double glazed sliding door to deck to garden, further window to side, tall column style radiator, ledge and braced door to...

En-Suite Shower Room
Fitted with low level WC, wash hand basin and mono-mixer, concertina glazed door to shower cubicle with electric shower and control, splashback tiling, obscure double glazed window, radiator towel rail, tiled floor.

Bedroom Four
14'3" x 8'10" (4.34m x 2.69m)
With two metal framed double glazed windows, radiator.

First Floor Galleried Landing
With double glazed metal window to front elevation.

Master Bedroom One
12'11" x 13'8" (3.94m x 4.17m)
With full height window to rear elevation with views, further double glazed window to side, column radiator, door to...

Walk-In Wardrobe
4'8" x 9'3" (1.42m x 2.82m)
Power and light as fitted.

Refitted En-Suite Shower Room
Attractive white period style suite to comprise; low level WC, pedestal wash hand basin, double shower cubicle, fixed rainwater style shower head with additional hand held shower attachment, full tiling to the walls and hexagonal white tiled floor, period style radiator, towel rail, double glazed window to side. Underfloor heating.

Bedroom Three (Rear)
13'5" x 11'4" (4.09m x 3.45m)
With full height double glazed window to rear and further double glazed window to side, double radiator.

Bedroom Five (Front)
9'7" x 14'6" (2.92m x 4.42m)
Double glazed window to front elevation, radiator, door to eaves storage.

Family Bathroom
Attractively refitted with a white suite to comprise; semi pedestal wall hung wash hand basin with mono-mixer, wall hung low level WC with concealed cistern, bath with shower and control over, full splashback tiling, downlighter points to ceiling, double glazed window to side elevation, chrome radiator, tiled floor.

Outside
To the front of the property is a shallow fore garden set behind railings. To the rear of the property is an attractive multi-level deck providing seating and entertaining areas which effortlessly lead to the alfresco oak framed entertainment space. The main garden is laid to lawn, surrounded by wooden fencing with herbaceous planting. With a sunken hot tub into the deck. Two greenhouses to the side of the property. There is an enclosed fenced area to the side with gate concealing the plastic oil tank.







Open Entertainment Barn
28'8" x 15'4" (8.74m x 4.67m)
With paved flooring, lighting, leads in turn to the...

Gym/Store
12'1" x 9'3" (3.68m x 2.82m)
With power and light as fitted, double glazed window overlooking the garden.

ENTRANCE AND YARD

The Property
Is approached via a pair of five bar gates which leads into a concrete driveway. To the left is a large grassed area which offers further potential subject to any necessary permissions and consents. A further pair of gates then lead through to the...

Main Yard
Which is laid to a combination of stone chippings and concrete areas, which serves the warehouse, car barn, workshop and former stables before following around the other side of the property and leading back to the main road.

FOUR BAY CAR BARN
Situated in the centre of the yard is an oak framed four bay open car barn providing useful vehicle storage, power and light as fitted, to the side is a...

Useful Store
9'2" x 15'5" (2.79m x 4.70m)
With door, glazed window, power and light as fitted.

WORKSHOP
29' x 44' approx (8.84m x 13.41m approx)
With roller door, personnel door to side, power and light as fitted. Rudamentary kitchen area and toilet with basic mezzanine storage over. Note - fitments and ramps etc are not included. Please note we are informed this is on single phase/regular electricity supply.

STABLES AND OUTBUILDINGS
To the right of the workshop are a series of former stables and outbuildings, which have further potential and probably require rebuilding.

Space One
17'x 40' approx (5.18mx 12.19m approx)
With concrete floor, three stable areas and an open space, further caged storage area. Doorway leads to...

Space Two
12' x 26' approx (3.66m x 7.92m approx)
With stable and stall area, semi open to one side.

Brick Lean-To
To the side of Space Two is a small brick lean-to storage area currently full and unable to be measured.

PADDOCK
From the driveway there are two gates serving the paddock area which measures 1.7 acres approx. Surrounded in the main by fencing, currently three Alpacas graze in this space with a small field shelter.

Services
We believe the property is connected to mains electricity and water. Drainage is by way of a private septic tank, which located in the paddock area. Central heating of the house is by way of oil tank. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

WAREHOUSE
The warehouse provides a most interesting and unusual addition to this property. Being considerably larger than one would normally expect of a house of this nature, it does undoubtedly offer a large variety of potential uses for one's own personal hobbies and persuits. Subject to the necessary permissions and consents it does offer potential uses for business ventures.







Metal framed and block building with attractive timber cladding. Space has been subject to a significant amount of investment and updating, and now provides substantial storage on the ground floor with a useful mezzanine level upstairs.

Ground Floor
130' x 62' approx (39.62m x 18.90m approx)
Approached via a high level roller door with personnel door side, the majority of this space provides open storage. There are however, a number of sectioned areas therein. Three metal staircases rising to the mezzanine level. There is also a caged lift facility from close to the entrance way rising to the mezzanine level.

Kitchen/Office
13'10" x 23' (4.22m x 7.01m)
With glazed internal door and windows to side, power and light and suspended ceiling, kitchenette area with sink, door to toilet with low level WC and wash hand basin opening to adjacent workshop.

Workshop One
14'6" x 22'10" (4.42m x 6.96m)
With double garage style doors to the main warehouse, suspended ceiling, power and light as fitted. Further personnel side door.

Workshop Two
29'10" x 19'6" (9.09m x 5.94m)
With twin electric roller doors to the main warehouse, suspended ceiling with light and personnel door to the rear. This provides a clean and secure storage/workshop area.

Mezzanine Floor
100' x 64' approx (30.48m x 19.51m approx)
Providing a highly useful storage platform, further double doors lead to...

Additional Open Mezzanine
25' x 24' approx (7.62m x 7.32m approx)
Which is in effect galleried to the entrance area of the main warehouse below. PLEASE NOTE THERE IS NO SAFETY BARRIER. THE EDGE IS OPEN TO THE FLOOR BELOW. CAUTION WHEN VIEWING THE PROPERTY.

To the rear of the warehouse is a concrete hardstanding area, adjacent the embankment to the railway line.

Mobile Phone Coverage
Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom, 2026).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom, 2026).

Rights of Way & Covenants
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Council Tax
Council Tax Band D.

Location
Highfield
Deppers Bridge
Southam
CV47 2SZ

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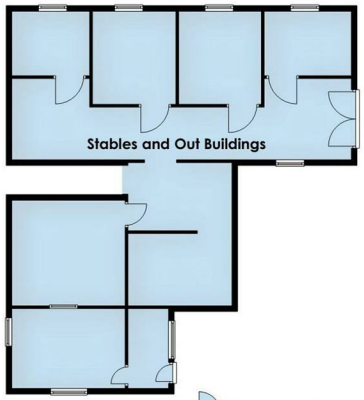






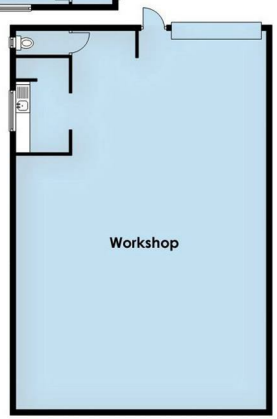


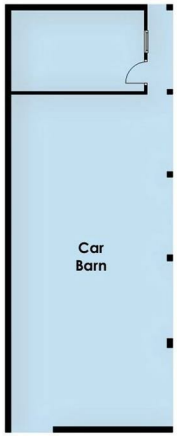




Ground Floor
Approx. 369.2 sq. metres (3974.3 sq. feet)

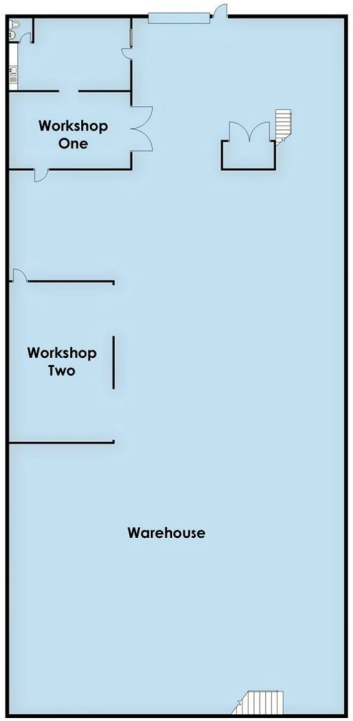




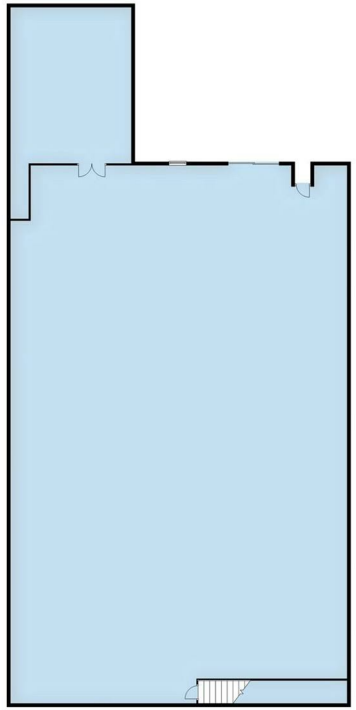


Total area: approx. 369.2 sq. metres (3974.3 sq. feet)

Ground Floor
Approx. 772.2 sq. metres (8312.2 sq. feet)



First Floor
Approx. 658.8 sq. metres 7091.7 sq. feet)



Total area: approx. 1431.1 sq. metres 15403.9 sq. feet)

This plan is for illustration purposes only and is not representative of the site layout

Ground Floor
Approx. 186.3 sq. metres (2004.8 sq. feet)



First Floor
Approx. 90.0 sq. metres (968.7 sq. feet)



Total area: approx. 276.3 sq. metres (2973.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

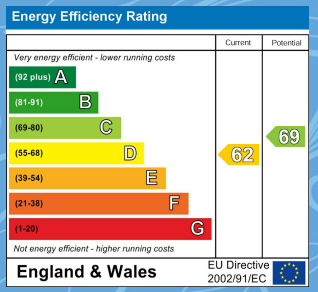
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