



BISHOPS ITCHINGTON

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**TROTTERS
LOWER SPRING FARM
BISHOPS ITCHINGTON
WARWICKSHIRE
CV47 2QX**

1½ miles from Bishops Itchington village centre
1 mile to Gaydon and M40 junction 12
9 miles to Warwick and Leamington Spa
12 miles to Banbury

**A BEAUTIFULLY PRESENTED THREE
BEDROOM BARN CONVERSION IN A
PRIME POSITION WITH FAR
REACHING COUNTRYSIDE VIEWS &
STANDING IN APPROX. 0.5 ACRE OF
ENCLOSED LANDSCAPED GARDENS**

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen Breakfast Room
- Three Bedrooms
- Bathroom
- Ensuite Shower Room & Dressing Room
- Large Gardens
- Parking & Garage
- EPC Rating E

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Bishop's Itchington is a thriving South Warwickshire village located around three miles south of Southam and close to Royal Leamington Spa. Set amidst rolling countryside, the village combines rural charm with a strong community spirit. The village offers a good range of everyday facilities including local shops, post office, doctor's surgery, primary school, pub, social club, community café and village halls. Residents also benefit from sports pitches, tennis courts, children's play areas and access to scenic walking routes, including nearby Bishop's Hill Nature Reserve and Bishop's Bowl Lakes. Good road links via the M40 and regular bus services make the village popular with commuters travelling to Leamington Spa, Warwick, Coventry and Birmingham.

Trotters forms part of a small, select development at Lower Spring Farm, formally a working farm, converted in the late 1990s into four individual barn conversions adjacent to the original farmhouse. Accessed via a shared driveway, the property occupies arguably the finest position within the development, with a substantial enclosed garden to the rear and uninterrupted views over the rolling Warwickshire countryside. The current owners have improved and maintained the property to an excellent standard including a recently installed multi-fuel stove to the sitting room, landscaping of gardens and grounds, improvement of the principal Bedroom suite with replacement windows and door, updated bathroom and dressing area. The Property enjoys character and traditional features typical of such a conversion, including exposed brickwork and beams, whilst combining with contemporary fully fitted kitchen breakfast room with double doors onto the garden and engineered wood floors to the reception spaces.

GROUND FLOOR

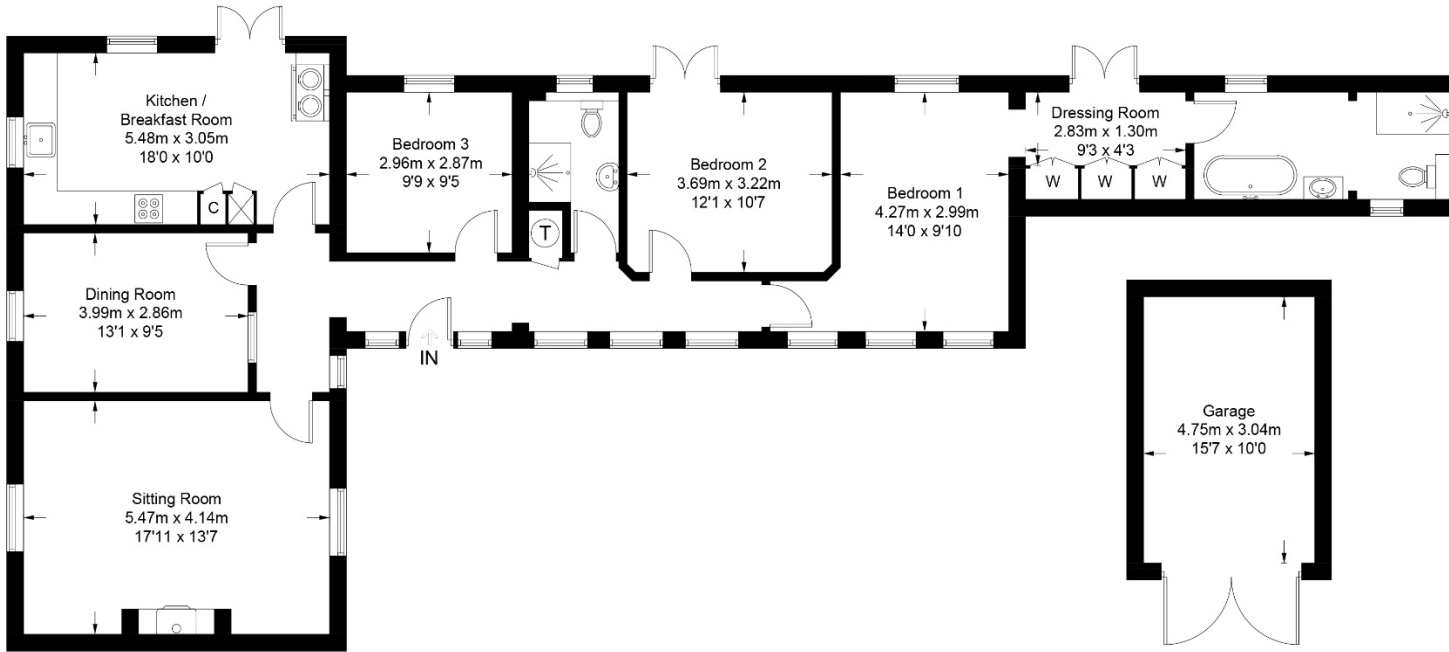
Entrance Hall with engineered wood floor and windows to the front of the property. Airing cupboard with hot water cylinder. **Sitting Room.** A superb vaulted room with double aspect to front and rear of the property, exposed beams and brickwork, engineered wood floor and feature fireplace with recently replaced solid fuel stove set to a flagstone hearth. **Dining Room** with outlook to the rear of the property and engineered wood floor. **Kitchen Breakfast Room** is a bright double aspect room

with views over the garden and on to the surrounding countryside. Fitted with a range of matching cream kitchen units, under solid wood worktops to two walls. Single Belfast sink with mixer tap, electric hob and single electric oven under plus extractor hood over. Range of built-in drawers and cupboards, integrated appliances including; dishwasher, washing machine, fridge and freezer. Oil-fired heritage range cooker and boiler, ceramic tiled floor, exposed beams to ceiling, access to loft storage space and glazed double doors opening to garden. **Bedroom One** double aspect to front and rear of the property. Opening continues to **Dressing Area** with glazed double doors opening to garden and fitted with a range of full height wardrobes and storage cupboards. **Ensuite Bathroom** double-ended bath with mixer tap, wall-mounted wash hand basin, close coupled WC, wash basin, walk-in shower with glazed shower screen. Towel radiator, extractor fan and double aspect to front and rear. **Bedroom Two** glazed double doors opening to garden with views over the surrounding countryside, exposed beam and access to loft space. **Bedroom Three** outlook to the rear of the property. **Shower Room** fitted with shower cubicle with glazed shower screen, close coupled WC, pedestal wash basin, obscured glazed window, extractor fan and tiled floor.

OUTSIDE

To the front, a shared gravel courtyard provides parking for several vehicles with outside lighting and paving leading to front door. **Single Garage** with timber double doors to front, electric light and power supply with mezzanine level above. The gardens are a defining feature of the property with pedestrian gate to the side of the property leads to a enclosed, wrap around garden to the side and rear of the property. Bordered by a mature hedge and fence, laid predominantly to lawn with ornamental flowerbeds, shrubs and mature trees providing year round structure and privacy. Terrace joins the rear of the property with outside lighting, water and power supply. Timber shed with double doors, windows to side and electric power supply. To the end of the garden, a decked seating area enjoys a South aspect with far reaching views over the surrounding countryside.





(Not Shown In Actual Location / Orientation)

Ground Floor

Approximate Gross Internal Area = 124.0 sq m / 1335 sq ft
 Garage = 14.9 sq m / 160 sq ft
 Total = 138.9 sq m / 1495 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1299426)

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession. NB Share of Lower Spring Farm Management company. Monthly charge £70.

Services

Mains water and electricity are connected. Private drainage, Oil-fired central heating
 Ofcom Broadband availability: *standard*. Starlink available
 Ofcom outdoor Mobile coverage good outdoor: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band G

Energy Performance Certificate

Current: 41 Potential: 71 Band: E

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Money Laundering Regulation & Proceeds of Crime Act

Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Our office will outsource the initial checks to a partner supplier who will contact you once you have had an offer accepted on a property. The cost of these checks will be advised to you by the agent. These charges cover the cost of obtaining relevant data, checks and monitoring which might be required. This fee will need to be paid by purchaser/s in advance of issuing a memorandum of sale

Directions

CV47 2QX

From Bishops Itchington village, proceed South along the B4451 Gaydon Road, where the driveway to Lower Spring Farm will be found on the Left-hand side after approximately 1.5 miles. At the end of the drive, proceed through the archway into the courtyard where the property will be found on the right hand side.

What3Words:

///stops.lifeguard.gangs

CS2329/21.05.2026

2 Banbury Street
 Kineton CV35 0JS
 01926 640498
 sales@colebrookseccombes.co.uk

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