



Valley Fields Farm Warwick Road, Upper Fulbrook

Guide Price **£1,200,000**



Valley Fields Farm Warwick Road

Upper Fulbrook, Stratford-Upon-Avon

Traditional 1950s four-bed farmhouse on 10.5 acres near Stratford-upon-Avon. Includes barns, outbuildings, and gardens. Great development and equestrian potential (STPP).

Council Tax band: G

Tenure: Freehold

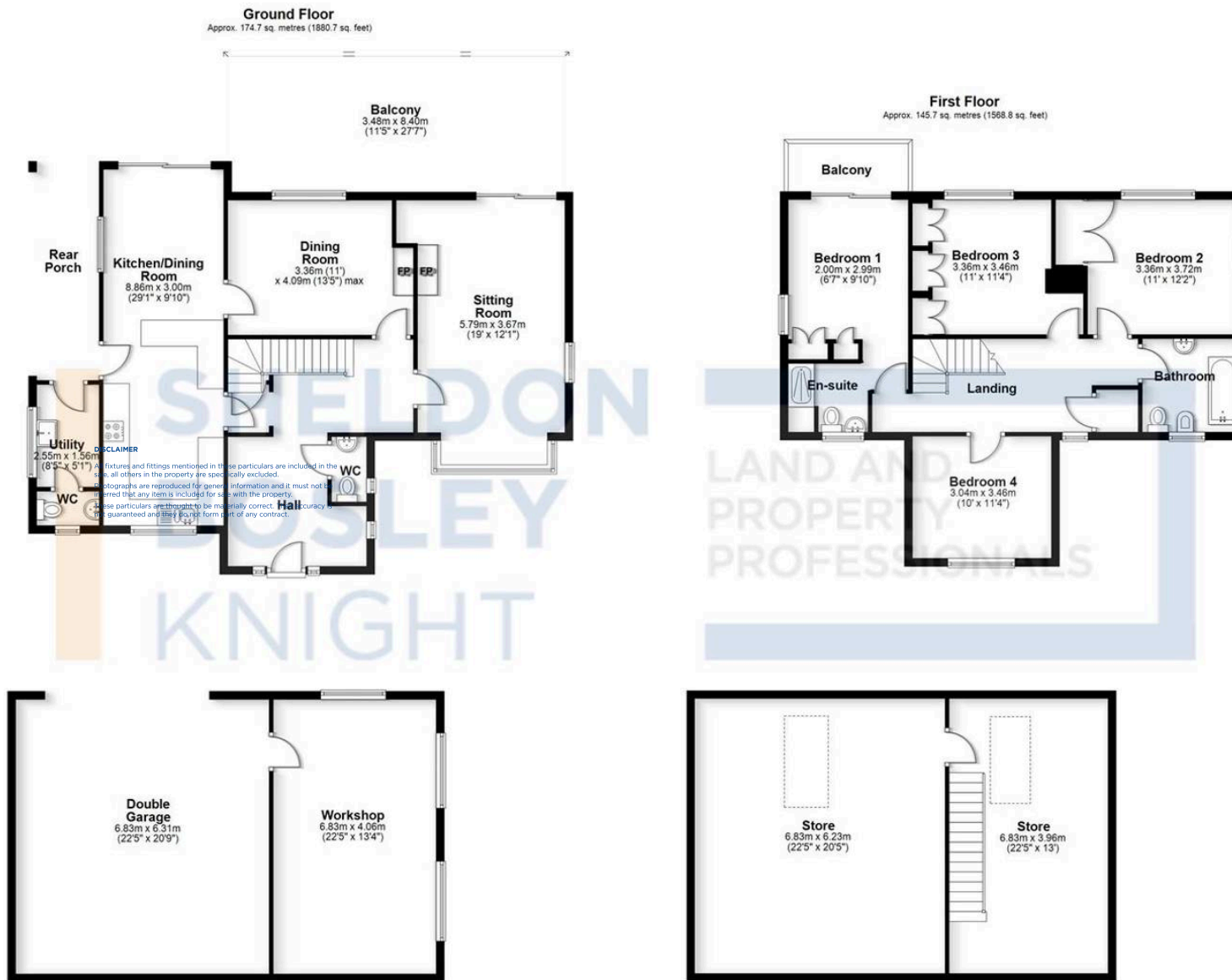
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- Rare 10.5-Acre Farmhouse: Highly attractive 4-double-bedroom traditional 1950s detached farmhouse with extensive permanent pastureland.
- Prime Rural Location: Prominent yet private edge-of-hamlet position in Upper Fulbrook, minutes from Stratford-upon-Avon.
- Cherished Family Home: Well-maintained and presented, in the same family for over 40 years, offering a welcoming atmosphere.







Total area: approx. 320.5 sq. metres (3449.5 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

Sheldon Bosley Knight Stratford-Upon-Avon

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Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.