

UPPER BILLESLEY

WARWICKSHIRE







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Wilmcote 1 mile | Stratford-upon-Avon 4 miles | Alcester 5 miles | M40 (J15) 8 miles
Warwick and Warwick Parkway Station 11 miles (trains to Birmingham from 30 mins, London Marylebone from 80 mins)
Broadway and the Cotswolds 16 miles | Birmingham International Airport 21 miles | Heathrow Airport 93 miles
(All distances and times are approximate)

‘A CHARMING COUNTRY HOUSE WITH EXTENSIVE FACILITIES
SET IN A BEAUTIFUL RURAL POSITION OVERLOOKING IT’S
OWN PARKLAND, WOODS AND FARMLAND’

Entrance hall | Reception hall | Drawing room | Sitting room | 2 Dining rooms
Kitchen and breakfast room | Garden room | Study/Family room

Play room | Utility | Cloak rooms | Wine cellar

Principal bedroom with dressing room, bathroom and walk in wardrobe
6 further bedrooms | 4 further bathrooms

Studio flat and further flat comprising sitting room, kitchenette, 2 bedrooms and bathroom

Exceptional gardens and grounds | Formal rose garden | Herbaceous borders
Outdoor swimming pool with pool/party barn | Tennis court

Garden Cottage with kitchen/living room, studio and 3 bedrooms

Stable yard with 4 loose boxes, tack room and feed store | Extensive garaging and storage
Huge function barn with kitchen and WC's | Multipurpose agricultural barn

1.5 acre lake | Parkland | Woodland | Paddocks | Arable and grazing land | Family shoot

Further land available by separate negotiation

In all about 211.09 acres

For Sale Freehold



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Upper Billesley is situated in a beautiful rural setting close to the village of Wilmcote and just a short drive from the centre of Stratford.

Wilmcote is a thriving village with a good nursery and local primary school, village shop, public house, parish church, and village hall. Day-to-day requirements can be found at Bidford-on-Avon and Alcester, with a Waitrose store and a comprehensive range of shopping and recreational facilities in Stratford-upon-Avon.

There is a wide range of state, private, and grammar schools in the area that suit most requirements, including grammar schools at Stratford-upon-Avon and Alcester. There is excellent access to the M40 leading to Birmingham and London, and the M5 gives access to the Southwest.

Regular trains run from Warwick Parkway to Birmingham and London Marylebone.

There are racecourses at Stratford-upon-Avon, Warwick and Cheltenham and various good golf courses in the area along with Billesley Manor Hotel and Spa less than a mile away. Stratford-upon-Avon is the region's cultural centre with the Royal Shakespeare Theatres.



UPPER BILLESLEY HOUSE

Upper Billesley House is a charming country house sitting in the middle of its 211.09 acres in a beautiful private and peaceful position at the end of an exquisite tree lined drive.

The house offers fantastic accommodation with a range of reception rooms with many original features along with excellent bedroom accommodation, making it an ideal home for both family life and entertaining.

The estate is set within exceptional private grounds, offering a perfect balance of formal landscape design and natural beauty. The gardens are a real highlight of Upper Billesley with a stunning rose garden forming the centre piece of the grounds. Herbaceous borders provide a rich tapestry of colour and texture through the seasons and frame the expansive lawns interspersed with several pathways to different areas of the garden.

This country estate offers a wide variety of excellent facilities with a beautiful swimming pool and barn, tennis court, formal gardens, equestrian facilities, and the large function barn - all of which make this the perfect home for entraining at all scales.

In addition, the gently undulating land has wonderful mix of mature woodland, arable land and post and railed paddocks. The pasture is farmed in hand with the arable land contracted by a local farmer. The land is in a Countryside Stewardship Scheme until January 2027 and recently entered into the Sustainable Farming Incentive.

A particular highlight is the 1.5 acre lake on the east side of the farm. The land lends itself to a variety of pursuits, including riding, fishing, walking and shooting.

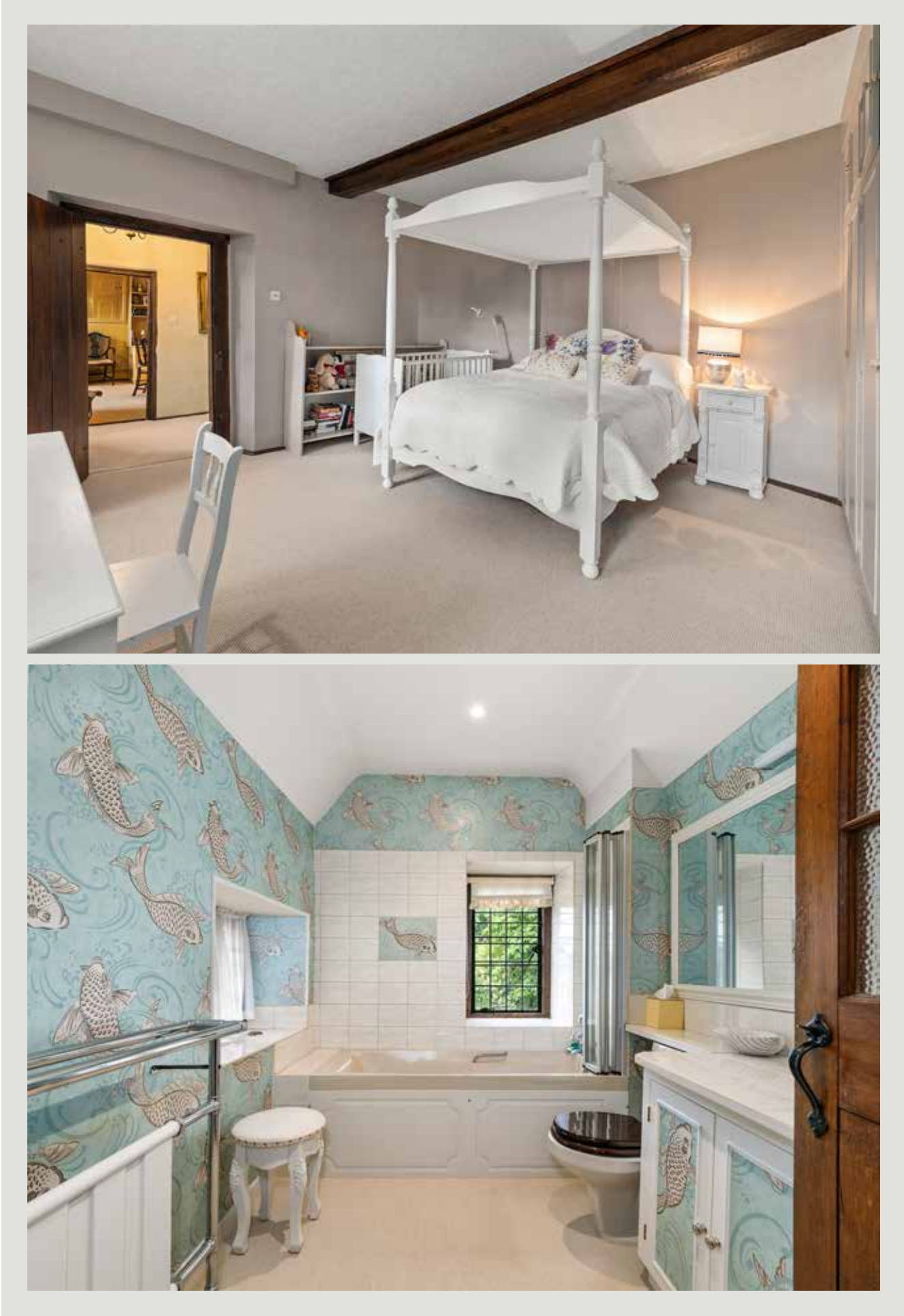












FLOOR PLAN



Approximate Gross Internal Area
House: 916 sq m (9,862 sq ft)
Cottage: 250 sq m (2,692 sq ft)
Ground Floor Flat: 43 sq m (464 sq ft)
First Floor Flat: 91 sq m (981 sq ft)
Outbuildings: 1,744 sq m (18,774 sq ft)
Total (inc. restricted head height): 3,044 sq m (32,776 sq ft)
For illustrative purposes only. Not to scale.









Barn



Cottage

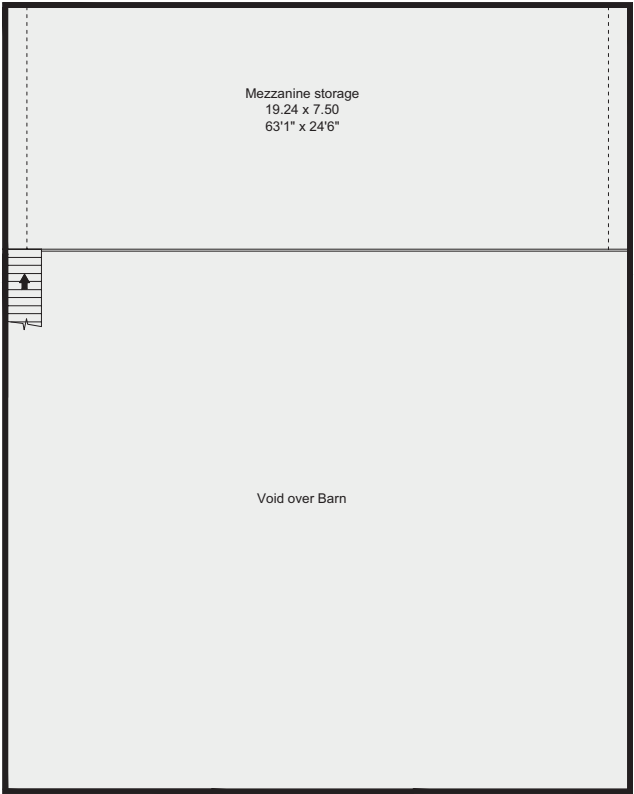


Stable Block

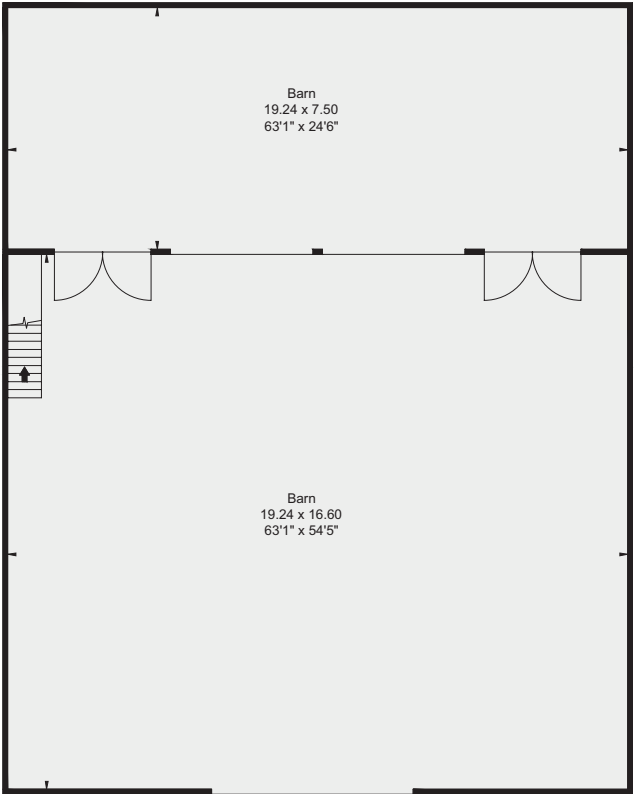


Function Barn

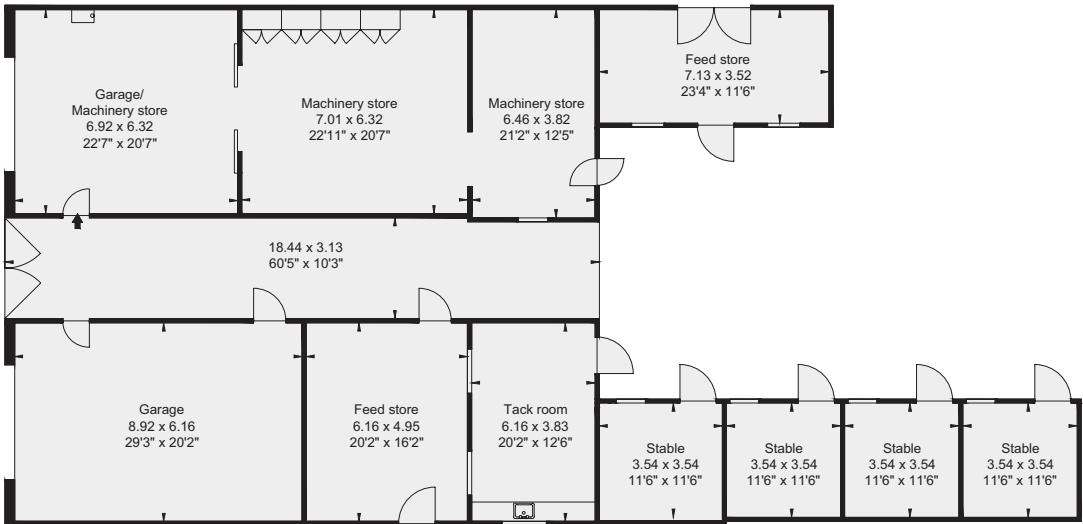
FLOOR PLANS



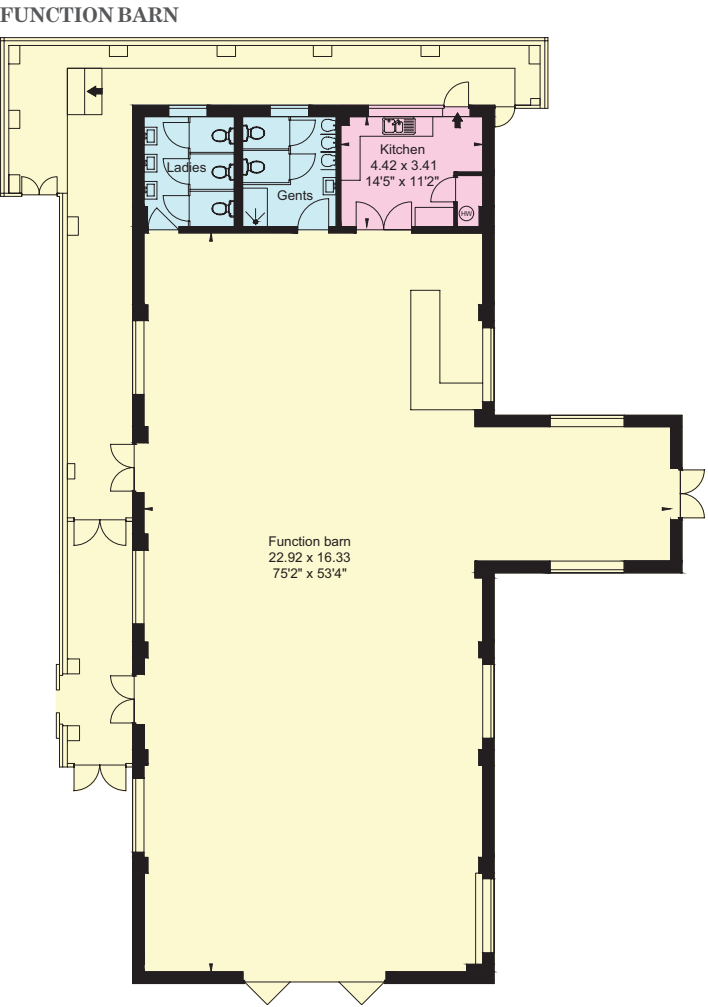
BARN - First Floor



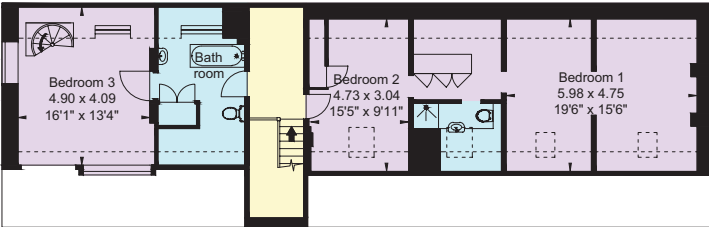
BARN - Ground Floor



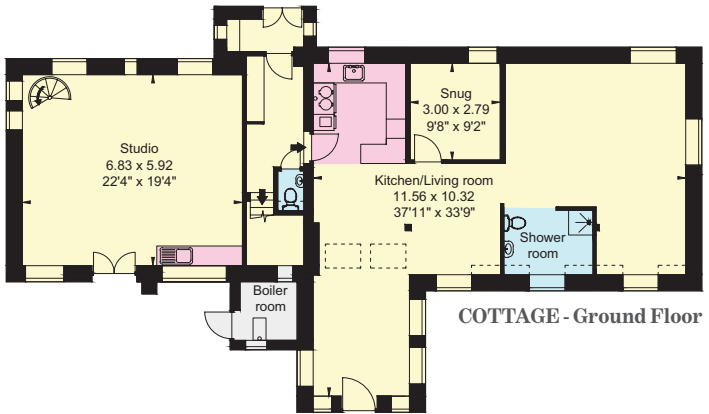
STABLE BLOCK



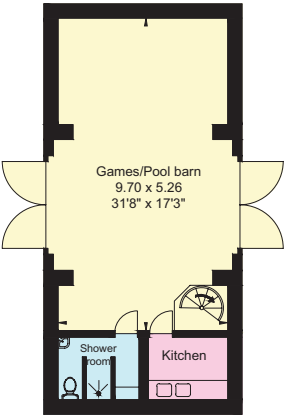
FUNCTION BARN



COTTAGE - First Floor



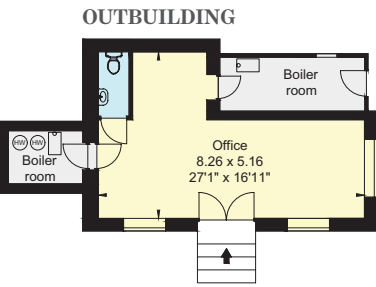
COTTAGE - Ground Floor



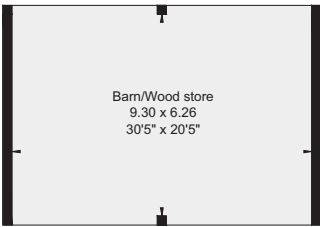
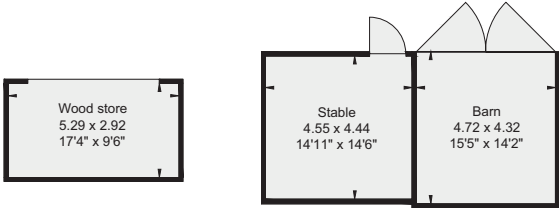
POOL HOUSE - Ground Floor



POOL HOUSE - First Floor



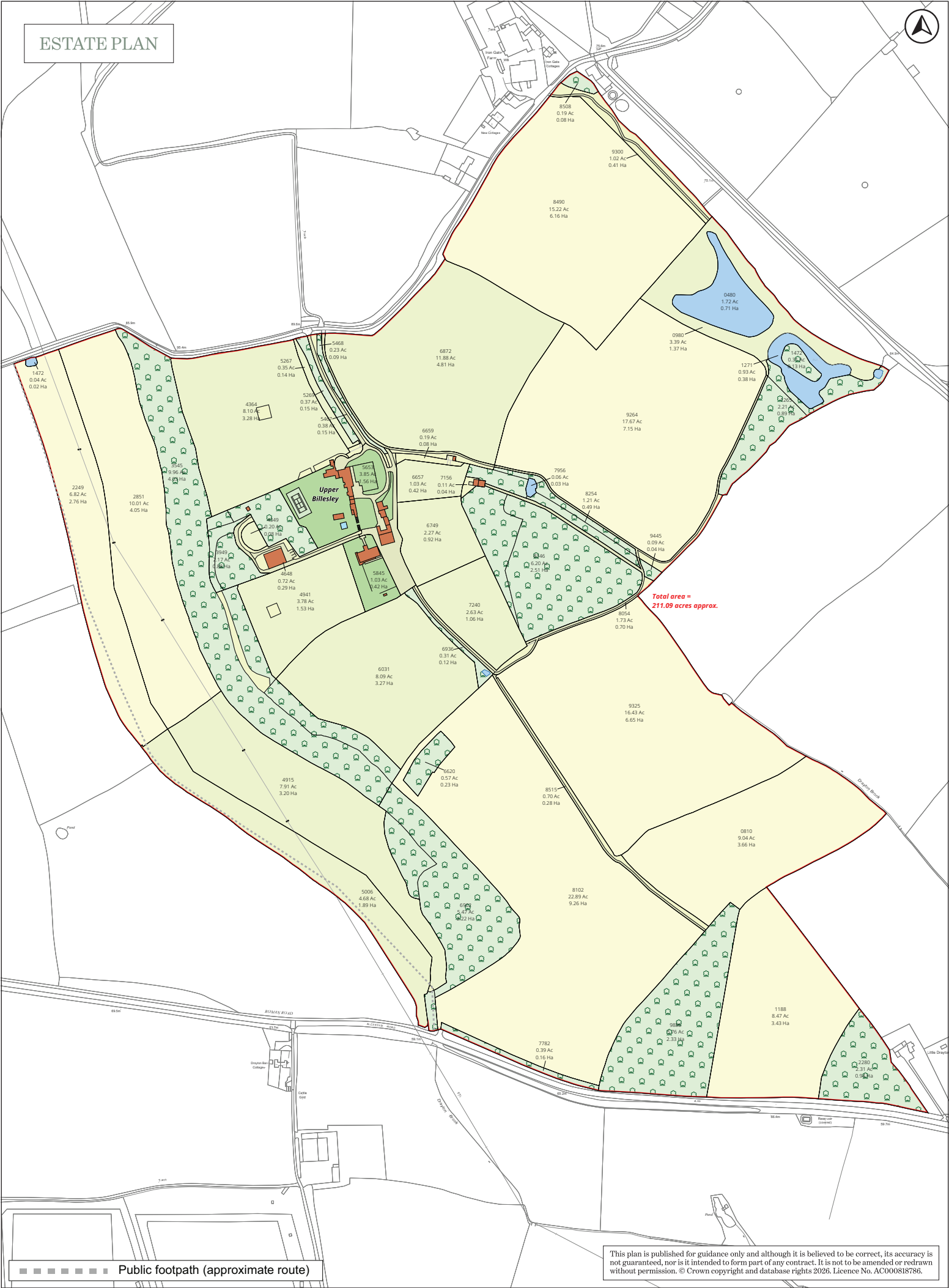
OUTBUILDING



OUTBUILDINGS

Approximate Gross Internal Area
Cottage: 250 sq m (2,692 sq ft)
Outbuildings: 1,744 sq m (18,774 sq ft)
For illustrative purposes only. Not to scale.
Buildings are not shown in actual location / orientation.







GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold as a whole with vacant possession by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are a number of public footpaths and bridleways across the property.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

LOCAL AUTHORITY

Warwickshire County Council.

COUNCIL TAX BAND

Upper Billesley Farm: Band H

EPC RATINGS

Upper Billesley Farm: E | **The Cottage:** E

First Floor Flat: F | **Ground Floor Flat:** D

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage.

EPC RATINGS

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agent.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

DIRECTIONS

Postcode: CV37 9RH

What3Words: ///recap.forehand.cheerful

VIEWINGS

Strictly by appointment with Knight Frank.



Viewing strictly by appointment only. Please contact the selling agents:



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