



## MANOR FARM

Langley, Warwickshire



## A CHARMING GRADE II LISTED FAMILY RESIDENCE

Steeped in character, with elegant gardens,  
a paddock, and captivating rural views.



**Distances:** Henley-in-Arden 5.5 miles, Stratford-upon-Avon 6 miles, Warwick 7.5 miles  
Leamington Spa 10 miles, Solihull 15 miles, Birmingham 25 miles, M40 (J15) 6 miles  
Warwick Parkway Station 6.5 miles (trains to London Marylebone from 69 minutes)  
Birmingham International Airport 21 miles  
(All distances and times are approximate)



## SITUATION

Langley is a popular village situated approximately 6 miles to the north of Stratford-upon-Avon. Stratford, the region's cultural centre, offers an excellent range of shopping and recreational facilities and is the home of the world-famous Royal Shakespeare Company. There is an excellent range of state, grammar and private schools in the area to suit most requirements, including Warwick Prep School, King's High School for Girls and Warwick School for Boys in Warwick; The Kingsley School in Leamington Spa and The Croft Prep School, King Edward VI Grammar School for Boys and Shottery Grammar School for Girls in Stratford. Access to the national motorway network is just 6 miles away at junction 15 of the M40, whilst the rail network is also within easy reach, with trains from Warwick Parkway running to London Marylebone and to Birmingham. There are local racecourses at Stratford-upon-Avon and Warwick and a wealth of golf courses, including Bearley, Claverdon, Leek Wootton and Stratford-upon-Avon.



# THE PROPERTY

The ground floor offers an inviting entrance hall leading to a generous dual-aspect drawing room with a stunning fireplace, alongside a cosy sitting room, also featuring a charming fireplace. A spacious study opens onto the courtyard through double doors – ideal as a home office or a versatile playroom, offering flexibility to suit a range of needs. At the heart of the home lies an excellent kitchen, flowing seamlessly into the breakfast room – perfect for family meals and relaxed gatherings. A practical utility room and a shower room complete the ground floor accommodation.

Upstairs, the property continues to impress with a lovely principal bedroom with a Jack and Jill bathroom, which can also be accessed from the landing, and four additional well-proportioned bedrooms, providing ample space for family and guests. Three of the bedrooms are en suite, ensuring comfort and convenience.





## GARDENS AND GROUNDS

The shared courtyard provides easy access to the property's private gated driveway, which allows parking for plenty of cars and gives access to the garage for additional storage.

The good-sized rear garden offers impressive views over the countryside beyond. Whether relaxing or entertaining, this outdoor space is the perfect retreat. With a delightful patio area and being mainly laid to lawn with an array of mature trees and shrub beds, this garden lends itself perfectly to family living.

For those with equestrian interests, additional land (separated via post-and-rail fencing) and stabling make this property an ideal choice. It offers potential for horse owners or those looking for more space to enjoy the great outdoors. Naturally, the stables and games room could be utilised in other ways.





# PROPERTY INFORMATION

**Services:** Mains water and electricity are connected to the property. Oil fired central heating to the house and shared private drainage for all five properties within manor farm.

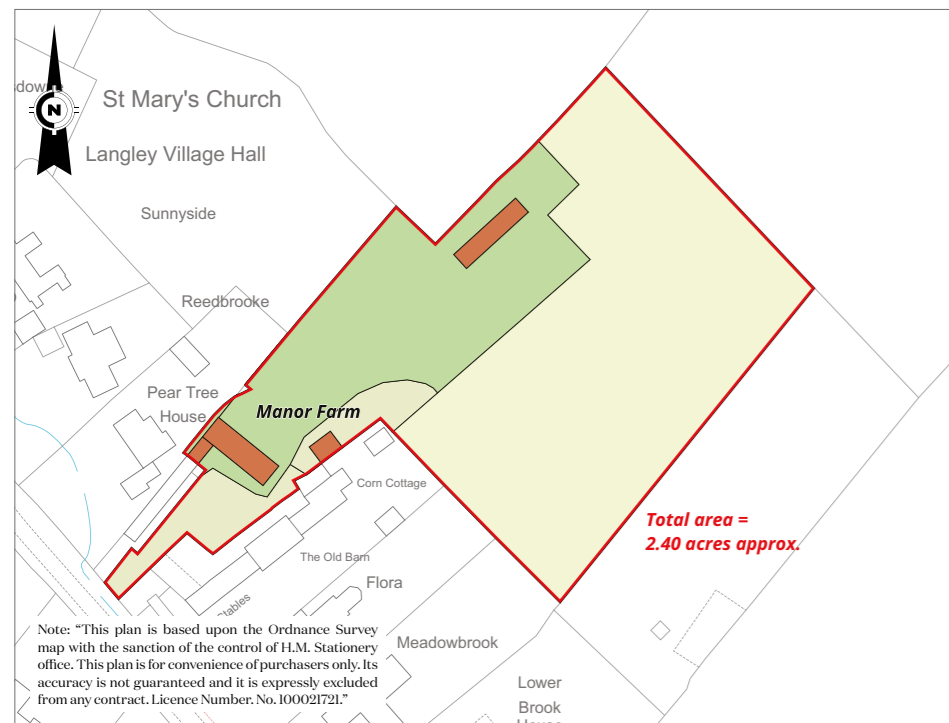
**What3Words:** ///defeat.reset.chefs

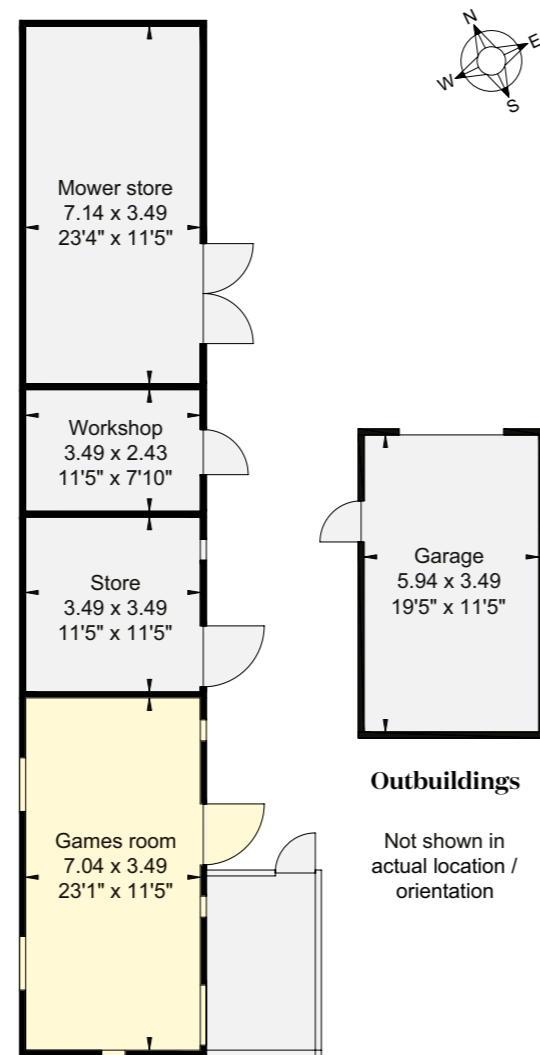
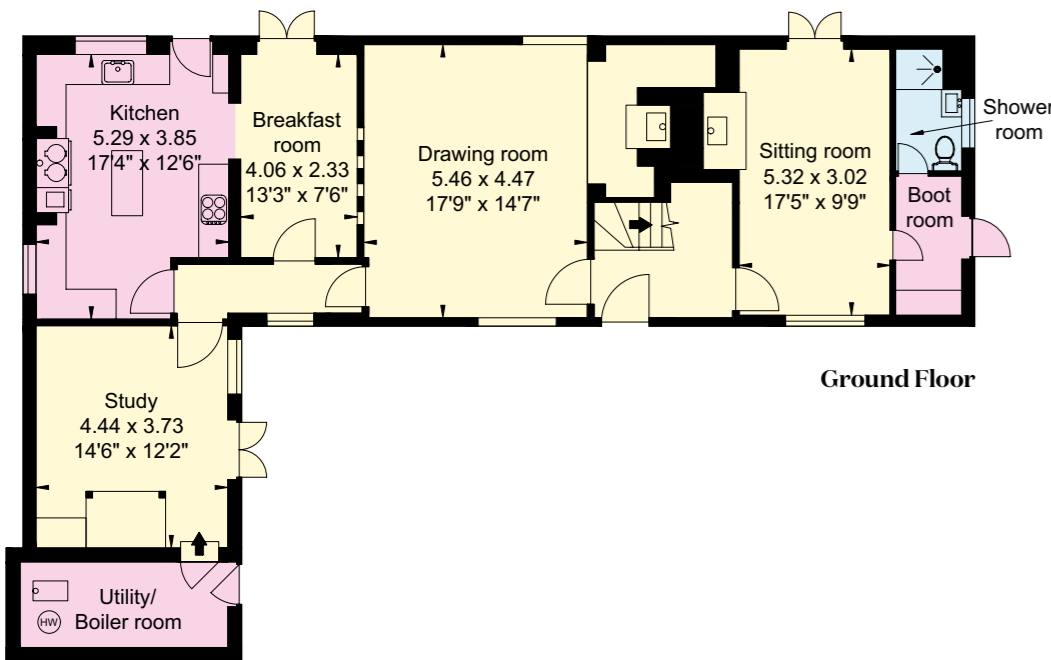
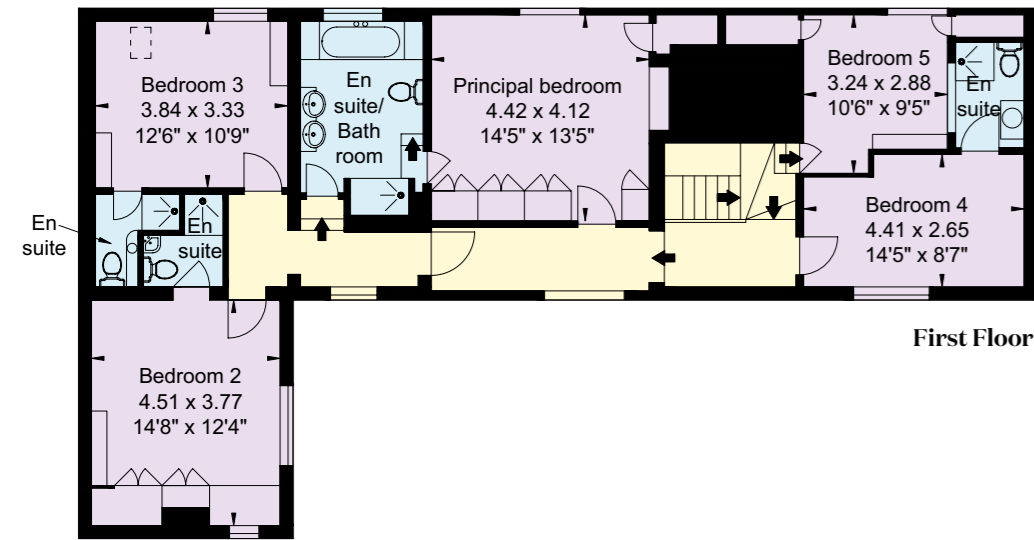
**Tenure:** Freehold

**Local Authority:** Stratford-on-Avon District Council.

**Council Tax:** Band G

**Viewing:** By prior appointment only with the agents.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area  
 House: 244 sq m (2,627 sq ft)  
 Outbuildings: 93 sq m (1,002 sq ft)  
 Total: 337 sq m (3,629 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted  
to tell you more.

**Will Ward-Jones**

01789 297735

[william.ward-jones@knightfrank.com](mailto:william.ward-jones@knightfrank.com)

**Knight Frank Stratford-upon-Avon**

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)

Date: 22 May 2026  
Our reference: STR012417446

## Manor Farm, Langley, Stratford-upon-Avon, CV37 0HN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,150,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.



**KNIGHT FRANK LLP**

Enc:

**William Ward-Jones**  
Partner, Office Head  
+44 1789206951  
[william.ward-jones@knightfrank.com](mailto:william.ward-jones@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

[knightfrank.co.uk](https://knightfrank.co.uk)

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24