



Longbridge Farm, Longbridge, Warwick, Warwickshire, CV34 6RB

HOWKINS &  
HARRISON

Longbridge Farm,  
Longbridge, Warwick,  
CV34 6RB

Guide Price: £740,000

A spacious five bedroom detached farmhouse sitting on a 3.36 acre plot, with paddocks extending to 2.67 acres or thereabouts, outbuildings, seven stables, tack room, work shop and formal gardens. Approached via a private drive, the property offers substantial living accommodation over three floors and benefits from far reaching countryside views.

Features

- Character property
- Exposed beams and brick work
- Kitchen/breakfast room
- Four reception rooms
- Principal suite with dressing room and bathroom
- Outbuildings
- Seven stables
- 2.67 acres of paddocks or thereabouts
- Additional 3.5 acres paddock available to rent
- Total plot extending to 3.36 acres
- Single garage
- Private drive
- Countryside views



## Location

Longbridge lies some two miles to the south of Warwick, close to Junction 15 of the M40 Motorway (Birmingham – Oxford – London), intersecting with the A46 Stratford-upon-Avon to Coventry Road, A429 down to the Cotswolds, and the B4463 link road connecting with the A4189 to Henley-in-Arden and Redditch. The property is located off Stratford Road at the end of a meandering drive. Warwick is the closest town in proximity, best known for its world-famous castle. The town lies upon a bend in the River Avon, directly adjoining the neighbouring town of Leamington Spa and under ten miles from Kenilworth and the city of Coventry. The Warwick Racecourse, Warwick Boat Club and Warwick Tennis Club are all notable exclusive sporting venues in the town. Warwick town centre amenities includes the well renowned St Nicholas Park and an extensive array of shops, independent retailers, restaurants, gastro pubs, bistros and cafes. Theatre and live performance can be experienced at The Bridge House Theatre, The Dream Factory and Warwick Arts Centre in addition to the nearby Royal Shakespeare Theatre, Leamington Assembly Rooms, Royal Spa Centre and the Belgrade Theatre. The area is exceptionally well provided with a range of state, private and grammar schools to suit most requirements, including Warwick School for boys in addition to its sister school, Kings High School for Girls and Warwick Preparatory and Junior Schools, all of which are a consistent lure to the area for families. The University of Warwick is among the highest rated in the country. There are regular trains from Warwick Station, Warwick Parkway or Leamington Spa to Birmingham and London Marylebone for the commuter.



## Ground Floor

The front door opens to the reception hall, with stairs rising to the first floor and stripped wooden doors leading to the ground floor accommodation. The sitting room has exposed timbers, with the focal point of the room being a log burner inset into a brick-built fireplace with slate hearth. There is a walk-in storage cupboard to the side of the fireplace, fitted shutters to the window and a door leading to a spacious study, which has dual aspect windows, with secondary glazing, overlooking the front and side aspects. An impressive dining room has further exposed timbers a built-in corner cupboard and is adjacent to the kitchen/breakfast room, which is accessed through a brace and latch door. The kitchen is fitted with a variety of bespoke built cabinets, some inset between exposed brick and stonework with granite work surface over. There is a useful larder cupboard located next to the exposed brick-built chimney breast. Integrated appliances include a Hotpoint electric hob and Neff electric oven which is inset into the inglenook, with space and plumbing for additional appliances. A timber door leads through to the living room, which overlooks the courtyard and has an inglenook currently being used for storage, along with exposed stone and brickwork. A further door from the living room provides access to the downstairs cloakroom, with tiled floor and fitted with a wash hand basin and WC. An inner lobby has a useful storage cupboard, ideal for cloaks and shoes, and provides access to the courtyard and a spacious utility room, with exposed timbers, further storage cupboards and additional space with plumbing for appliances.





## First Floor

A split level staircase leads to a spacious landing, which would make a nice study or dressing area, and features exposed ceiling timbers and doors to the first floor accommodation, along with a door to the staircase to the second floor. There is a large family bathroom with storage cupboards, bath, shower enclosure, bidet and wash hand basin. Bedroom two has exposed brickwork and an original fireplace, (not in use) wash hand basin and ceiling timbers. A door leads through to the principal bedroom which has dual aspect windows with secondary glazing overlooking the side and front aspects. Bedroom three is located to the side of the staircase and has exposed timbers, fitted wardrobes, attractive fitted shutters to the window and a wash hand basin. Bedroom four overlooks the side aspect and benefits from fitted cupboards.

## Second Floor

Accessed via a timber door, a staircase leads to bedroom five which is particularly spacious and features an attractive A frame beam and ceiling timbers. Brace and latch doors lead to a further bedroom with exposed timbers and an en-suite, which is fitted with wash hand basin, shower and WC.

## Outside

A five bar gate opens to a meandering private drive which leads to hard standing and parking for several vehicles in front of a single garage, to the side of which is a further gate which provides access to the courtyard and the outbuildings including seven stables, a tack room, haybarn, work shop and store. To the front of the property there is a formal garden with a covered seating area. The garden, which is mainly laid to lawn, has been planted with mature shrubs and trees and is accessed through a wrought iron gate in between brick-built pillars which is to the side of the single garage. A gravel path leads to the front door. The paddocks are to the front and side of the property and equate to 2.67 acres approximately.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

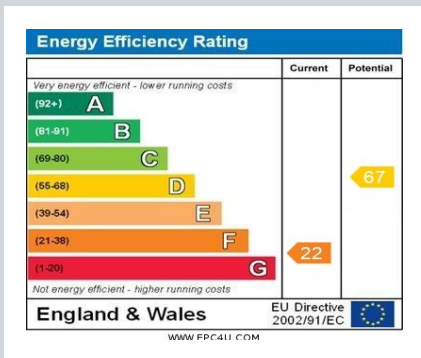
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Warwickshire County Council. Tel:01926-450000.  
Council Tax Band – E.



## Howkins & Harrison

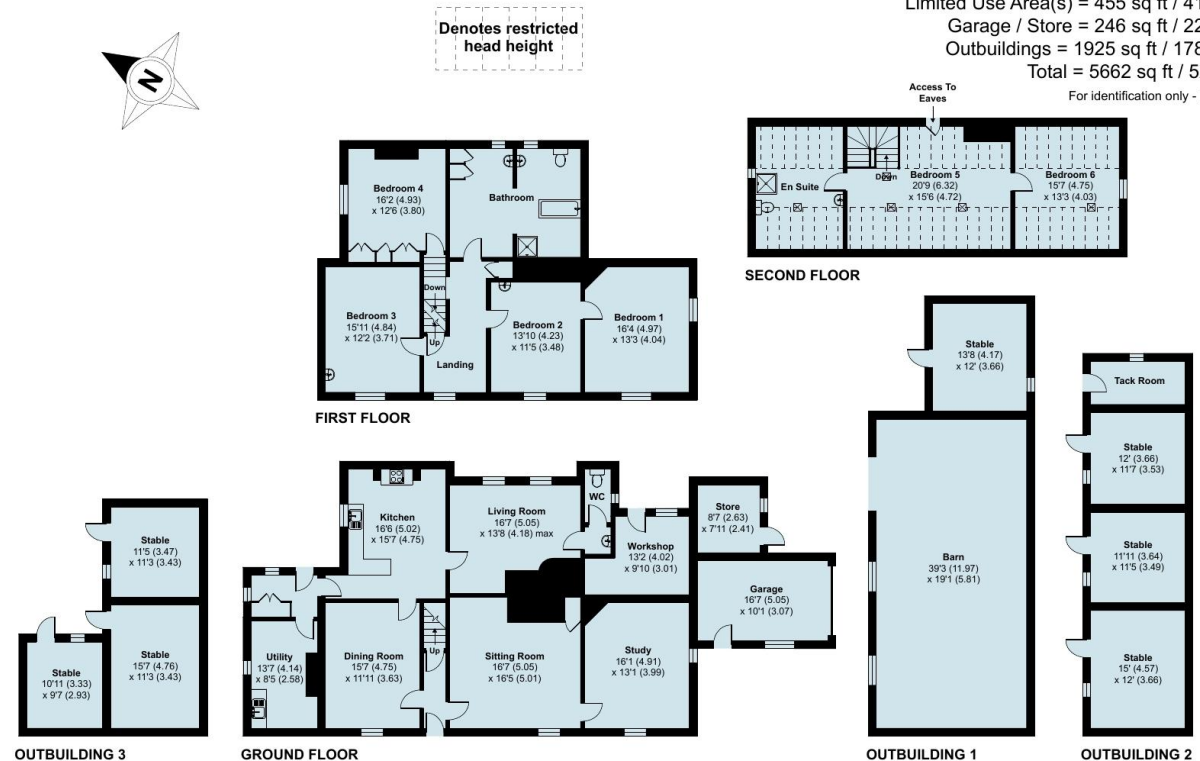
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## Longbridge Farm, Longbridge, Warwick, CV34

Approximate Area = 3036 sq ft / 282 sq m  
Limited Use Area(s) = 455 sq ft / 41.3 sq m  
Garage / Store = 246 sq ft / 22.8 sq m  
Outbuildings = 1925 sq ft / 178.8 sq m  
Total = 5662 sq ft / 526 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheocom 2025. Produced for Howkins & Harrison. REF: 1239809

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