

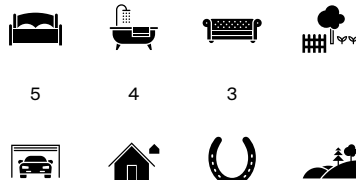
HAYE PASTURES FARM

Mappleborough Green, Warwickshire



A RARE AND VERSATILE COUNTRY RESIDENCE WITH EXCEPTIONAL LIFESTYLE AND COMMERCIAL POTENTIAL.

This attractive characterful family home has extensive accommodation, outbuildings and land.



4.81 acres

Distances: Alcester 7 miles, Henley-in-Arden 5 miles, Stratford-upon-Avon 12 miles, Warwick 17 miles
Birmingham 17 miles, London 112 miles, Leamington Spa 19 mile
(All distances are approximate)

SITUATION

Mappleborough Green is a charming semi-rural village on the Warwickshire/Worcestershire border, offering the perfect balance of countryside living with excellent connectivity. Mappleborough Green retains a traditional village character, with a close-knit community and local amenities that contribute to its appeal. It offers a quieter pace of life while still benefiting from nearby town facilities. The area is surrounded by open farmland and countryside while being just a short drive from the amenities of Studley, Stratford-upon-Avon, Redditch and Alcester. It offers a quiet countryside setting while still being within easy reach of everyday amenities. The surrounding area provides plenty of open space, with local footpaths and bridleways ideal for walking and outdoor activities.

Despite its rural feel, Mappleborough Green is well positioned for travel. The M42 is within a short drive, providing links to Birmingham and the wider motorway network, while the M40 offers direct access to London and Oxford. Rail services are available from nearby stations, including Warwick Parkway, which offers regular services to London Marylebone in approximately 75 minutes.

A selection of well-regarded schools can be found in the surrounding area, making it a convenient location for families. Within the village itself is Mappleborough Green C of E Primary School, which is rated Good and provides a convenient local option. There is also Stratford Preparatory School and The Croft Preparatory School nearby. For secondary education, there are a number of options in Redditch, Studley and Stratford-upon-Avon, including Studley High School, the Stratford grammar schools and Alcester Grammar School.

Mappleborough Green appeals to a broad range of buyers—from families and commuters to those looking for more space and a rural setting.





THE PROPERTY

Haye Pastures Farm is a rare opportunity to acquire a substantial family home set within a picturesque rural location, complemented by a range of valuable commercial elements. Offering both generous living accommodation and excellent versatility, the property is ideally suited to modern family life while presenting exciting income or business potential.

The main house provides an abundance of well-proportioned accommodation arranged over two floors. A welcoming entrance hall leads through to a series of elegant and comfortable reception rooms, including a formal dining room, an impressive drawing room, and a sitting room, each offering character and flexibility for both entertaining and everyday living.

The ground floor is further complemented by the kitchen, a utility room and a cloakroom, adding both convenience and functionality.

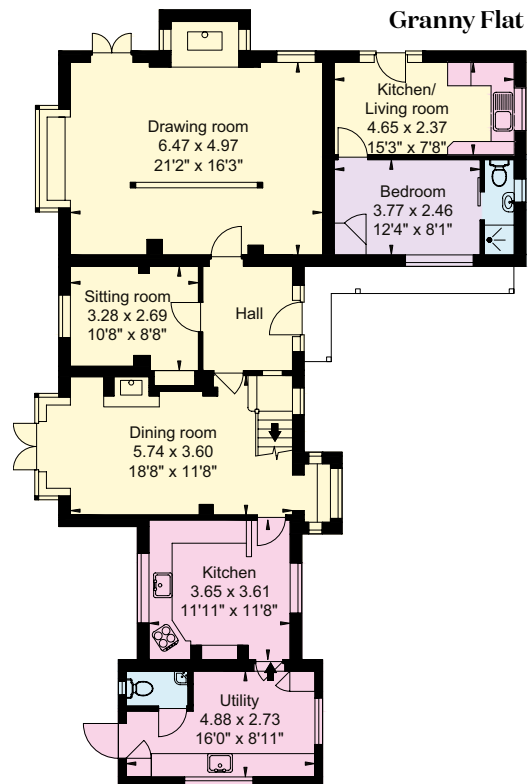
To the first floor, the property continues to impress with five bedrooms, all enjoying delightful views over the surrounding countryside, creating a calm and restful atmosphere. The accommodation is exceptionally well-served by four bathrooms, three of which are en suite, ensuring comfort and privacy for both family and guests.

Further enhancing the appeal of Haye Pastures Farm is 'The Forge', a charming self-contained annexe. Thoughtfully arranged, it comprises an open-plan kitchen and living area, a double bedroom, and a bathroom, making it ideal for guest accommodation, multi-generational living, or as an attractive holiday let or rental opportunity.



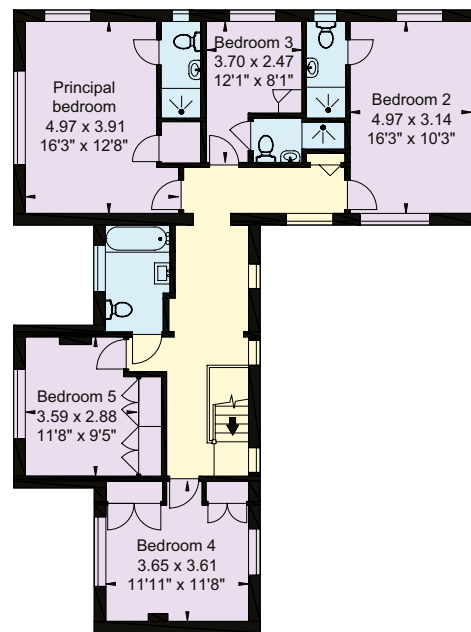




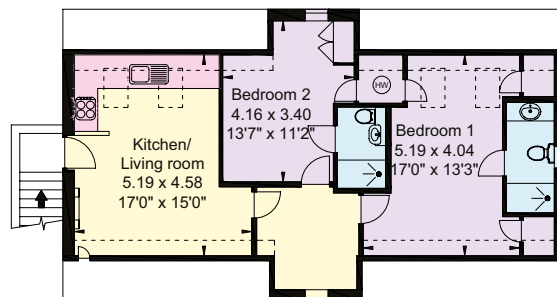


Ground Floor

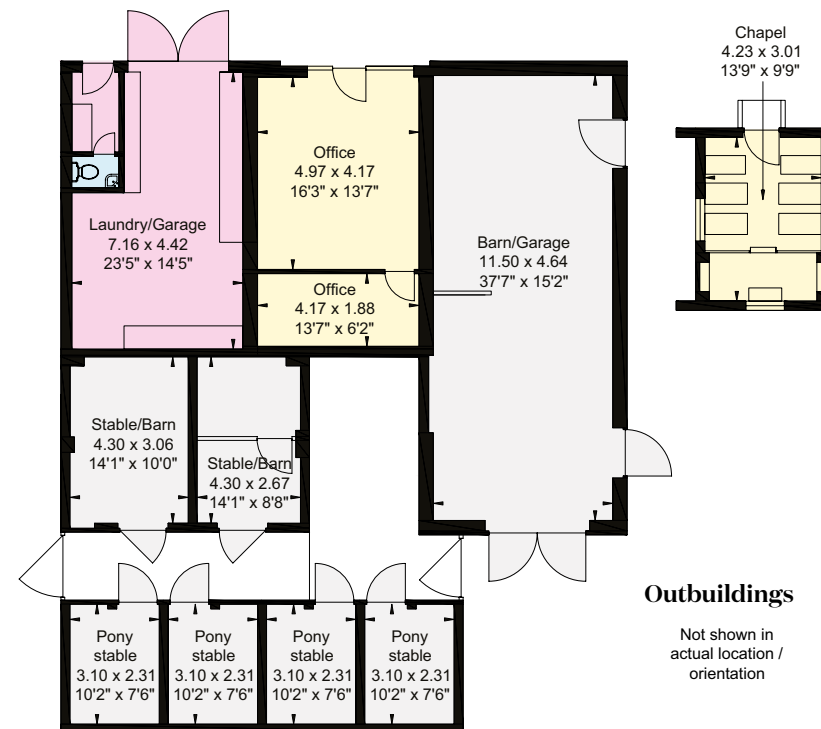
Denotes restricted
head height



First Floor

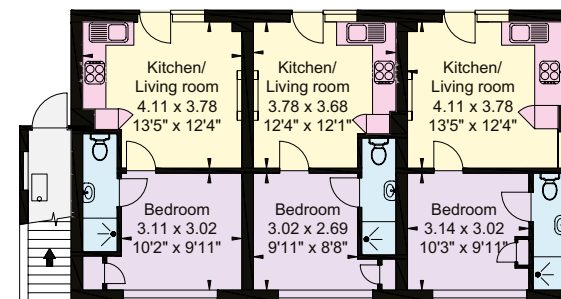


The Hayloft



Outbuildings

Not shown in
actual location /
orientation



The Tack Room The Dairy The Granary

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

Approximate Gross Internal Area
House: 208 sq m (2,240 sq ft)
Granny Flat: 23 sq m (249 sq ft)
The Tack Room: 29 sq m (313 sq ft)
The Dairy: 26 sq m (281 sq ft)
The Granary: 29 sq m (313 sq ft)
The Hayloft: 68 sq m (733 sq ft)
Outbuildings: 192 sq m (2,068 sq ft)
Total: 575 sq m (6,197 sq ft) inc. restricted head height

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.



COTTAGES

In addition to the main house and self-contained annexe, Haye Pastures Farm further benefits from an impressive range of four beautifully appointed holiday let units, offering a fantastic opportunity for established or future hospitality income within this attractive rural setting.

Three of the units are conveniently located on the ground floor, each thoughtfully designed to provide stylish and comfortable accommodation. These comprise open-plan kitchen and living areas, paired with well-proportioned double bedrooms, all benefitting from their own en suite facilities—perfect for guests seeking relaxation and privacy.

Complementing these is a first-floor unit, offering more extensive accommodation. This spacious cottage features a separate dining room, alongside an open-plan kitchen and sitting room, creating a sociable and welcoming environment. It also provides two generous double bedrooms, both with en suite bathrooms, making it ideal for families or longer stays.

All four units are finished to an exceptionally high standard, achieving an impressive 5-star rating, and are perfectly suited to capitalise on the strong demand for premium countryside accommodation.





GARDENS AND GROUNDS

Haye Pastures Farm enjoys a truly exceptional setting, surrounded by stunning countryside with far-reaching views in every direction, creating a peaceful and private environment that perfectly complements the property's impressive accommodation and commercial potential.

Set within approximately 5 acres of land, the grounds are both generous and versatile, including attractive courtyard areas, well-maintained paddocks, and a charming pond, all of which enhance the lifestyle appeal and provide ample space for recreation, leisure, or further rural pursuits.

In addition, the property offers significant future development potential, with further outbuildings already benefitting from previous planning consent for demolition and replacement with five one-bedroom holiday cottages. This offers a superb opportunity to expand the existing and successful holiday letting business, further increasing income and long-term value.







Adding to the unique character of Haye Pastures Farm is the Chapel of the Crosses, beautifully situated within the grounds. This delightful and distinctive feature provides a sense of history and charm, contributing to the property's truly special atmosphere.

PROPERTY INFORMATION

Services: All mains services are connected. Oil fired central heating.

What3Words: ///reflect.surprised.alienated

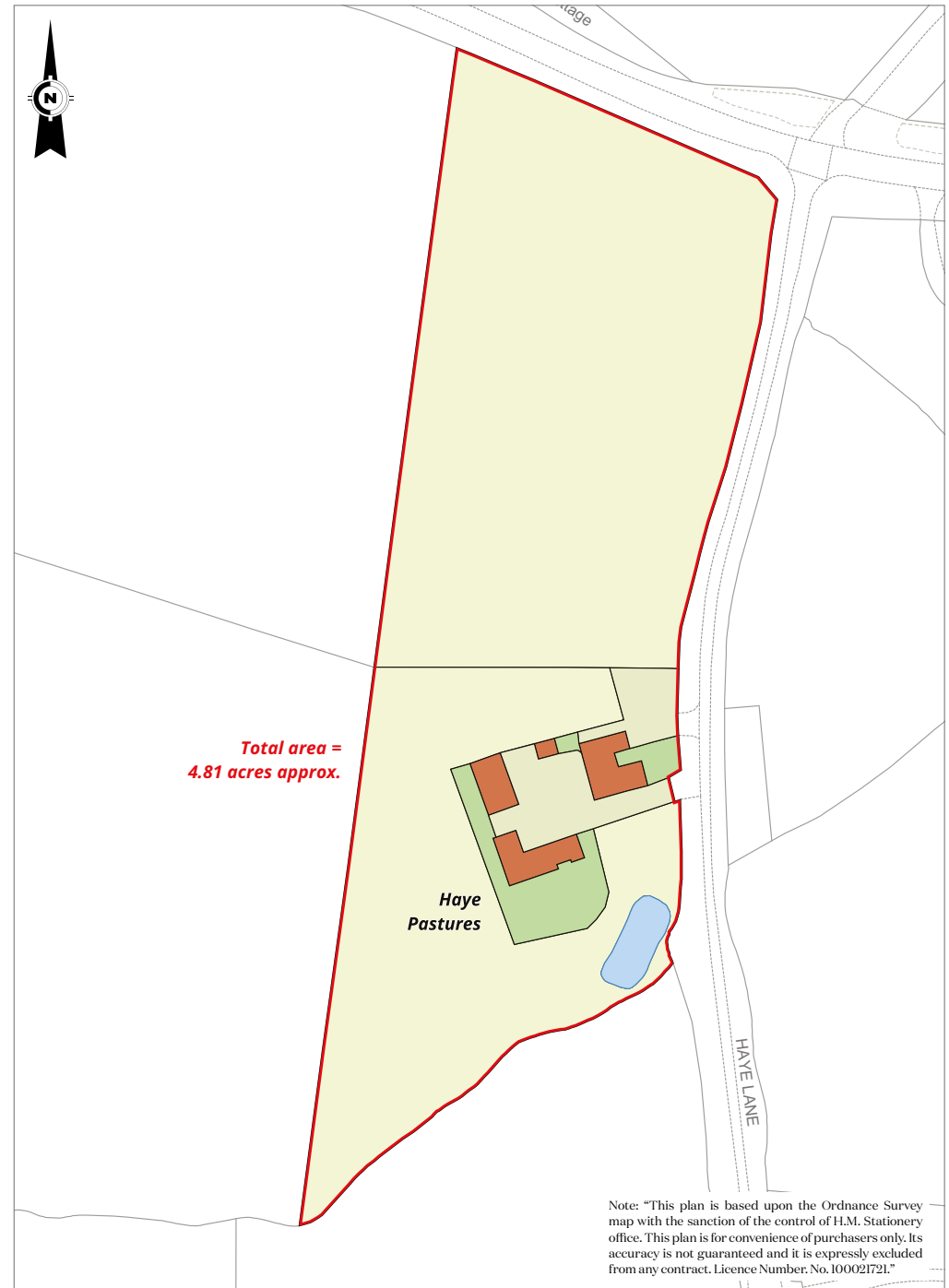
Tenure: Freehold

Local Authority: Stratford-on-Avon District Council: 01789 267575

Council Tax Band: G

EPC Ratings: Haye Pastures Farm – E, The Tack Room – C, The Dairy – C, The Granary – C, The Hayloft – C.

Viewing: By prior appointment only with the agents.





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Date: 11 August 2026
Our reference: STR012453440

Haye Pastures Farm, Haye Lane, Mappleborough Green, Studley, B80 7DS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,250,000.

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

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