



OLD HOUSE FARM

Sawbridge, Rugby, Warwickshire



A LOVELY GRADE II LISTED FORMER FARMHOUSE

This beautifully maintained brick-and-timbered, thatched property has a contemporary east wing, gardens, paddocks, stables and outbuildings, set in more than 6 acres of land.



Local Authority: Rugby Borough Council

Council Tax band: G

Tenure: Freehold

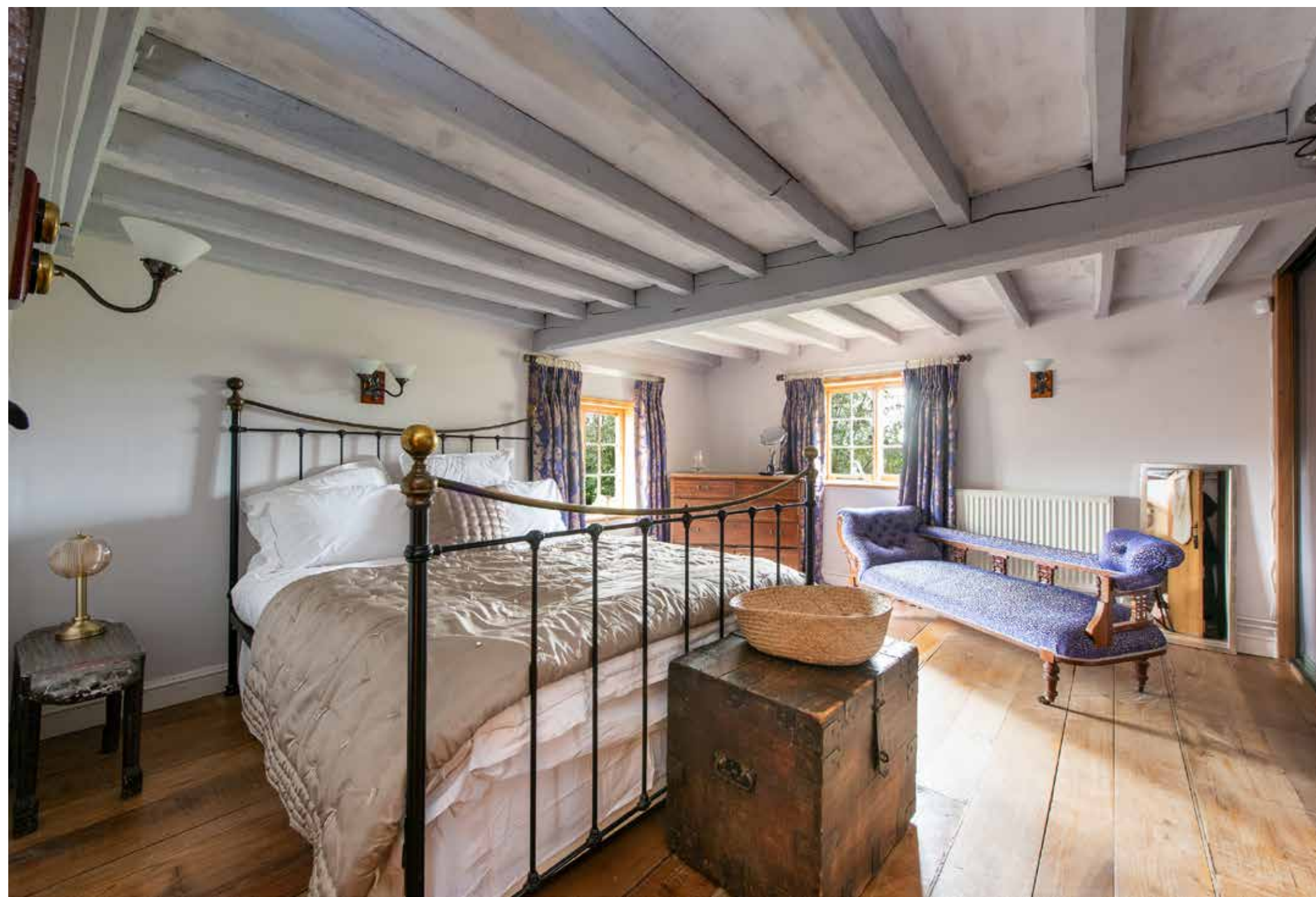


LOCATION

Old House Farm sits behind the village green in the hamlet of Sawbridge, within the parish of Wolfhamcote and close to the attractive village of Willoughby on the Warwickshire/Northamptonshire border. Willoughby offers a parish church, village hall and The Rose public house, with further everyday amenities available in nearby Dunchurch. The location is excellent for commuters, with convenient access to Birmingham, Coventry, Northampton and Leicester. Rugby provides Intercity rail services to London Euston in under an hour.

Equestrian facilities are a particular highlight, with Rugby Riding Club, Rugby Polo Club, Onley Grounds and Aston-le-Walls eventing centre all within easy reach. The central location also provides convenient access to riding competitions and shows nationwide.





THE PROPERTY

Dating from the 17th century and altered in the 19th, Old House Farm offers around 2,800 sq ft of beautifully renovated accommodation, blending original character with a striking contemporary cedar-clad extension linked by a glazed lobby. The house retains superb period features including timberwork, inglenook fireplaces, a bread oven and flagstone, tiled and boarded floors.

Following an electrical-fault fire around 25 years ago, the property was sensitively restored with new heating, plumbing and wiring, modern bath and shower rooms and built-in wardrobes. At the heart of the home is a stunning vaulted kitchen with exposed trusses, an Aga and traditional cabinetry, opening into an oak-framed garden room with wide doors to the patio and a wood burner.

The cosy sitting room in the oldest part of the house features beams and a stone inglenook, and connects via the glazed link to a contemporary family room with sliding doors to the terrace and the principal suite above. A generous utility/boot room and WC complete the ground floor.

Upstairs, two character bedrooms and a family shower room lead from the sitting room staircase. The second floor offers a further bedroom and a spacious bathroom,





GARDENS AND GROUNDS

Old House Farm is approached through a five-bar gate into a block-paved courtyard, leading to a substantial brick outbuilding with three stables, storage, a secure tack room, a double garage and a large first-floor space above.

A rose-covered pergola leads to the house, which sits within generous lawned gardens featuring a pond, mature fruit trees, shrubs, a large patio, flower beds and a children's play area. Behind the stable and garage block is a productive vegetable garden with raised beds, a greenhouse and a further store barn. There is also separate access to the adjoining fields, one with a field shelter, traditional boundary hedges and classic Warwickshire ridge-and-furrow contours.

A footpath crosses the fields, offering direct access to the surrounding countryside, while a nearby bridle path provides excellent off-road hacking.





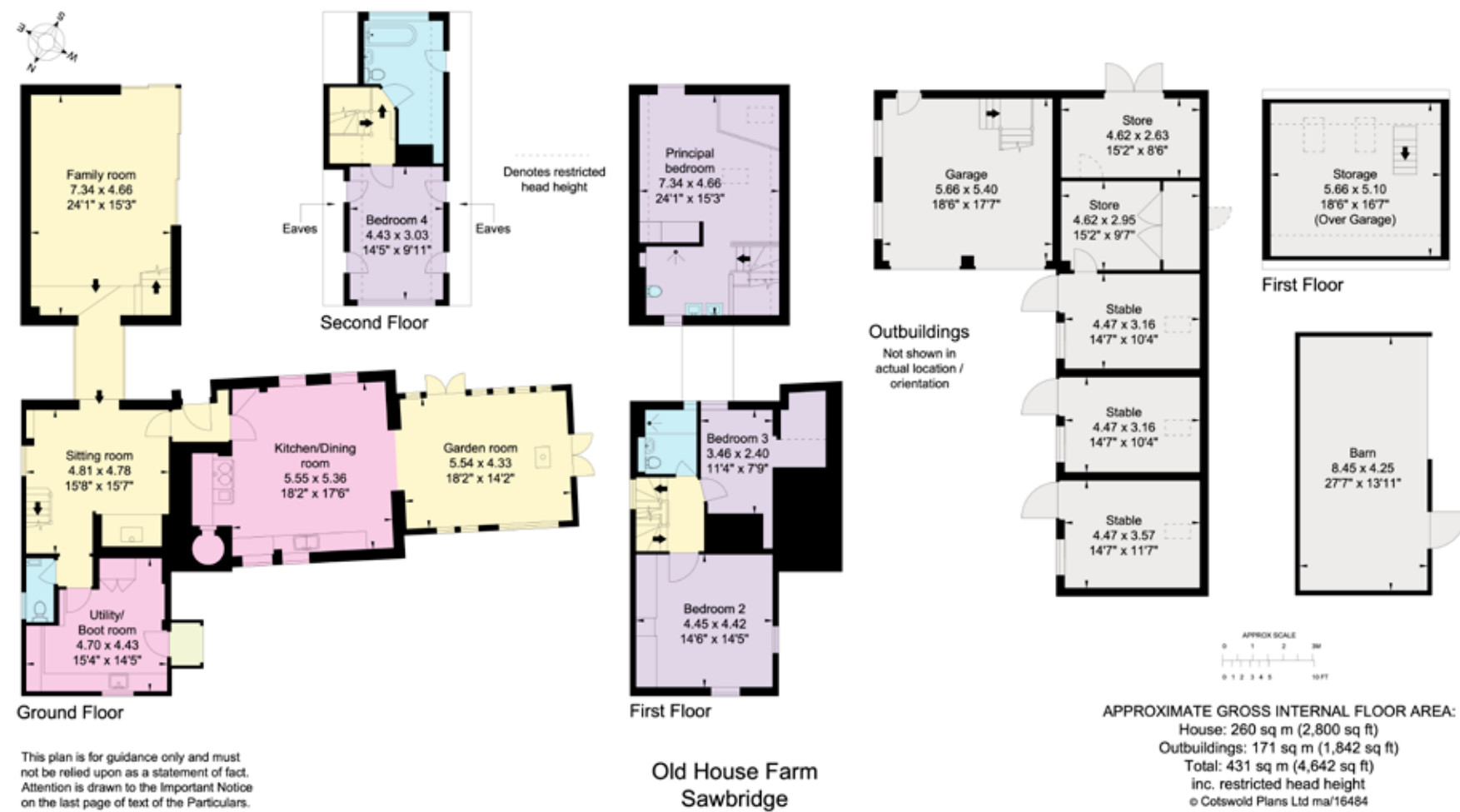
SERVICES AND DIRECTIONS

Mains electricity and metered mains water are connected to the property. Private sewerage treatment plant. Oil-fired central heating, part with underfloor heating, telephone, and broadband.

Directions: In Sawbridge, the property is situated behind the village green and is accessed across the green (CV23 8BB)

What3words///disco.lodge.product





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Date: 02 April 2026
Our reference: STR012696948

Old House Farm, Sawbridge, Rugby, CV23 8BB

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,675,000.

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V4.3 Sep 24