



FARRINGTON HOUSE

Aston Cantlow, Warwickshire



A SUPERB FAMILY HOME IN A HIGHLY REGARDED LOCATION

Beautifully presented and complemented by an attractive garden,
enjoying far-reaching views over open countryside.



Local Authority: Stratford-on-Avon District Council

Council Tax band: G

Tenure: Freehold



SITUATION

This delightful home is ideally positioned on the edge of the picturesque village of Aston Cantlow, offering an appealing blend of rural charm and community life, with local amenities including the award-winning King's Head public house, parish church and the Aston Cantlow Club, which hosts the village hall, tennis club and a variety of social activities. Nearby Wilmcote provides a village store, primary school and public houses, while the historic market town of Henley-in-Arden offers a wide range of shopping and leisure facilities, including doctors, vets, restaurants and both primary and secondary schools. The area is particularly well served by excellent schooling options, with a choice of state, private and grammar schools, including Warwick Prep and Public School, King's High School for Girls in Warwick, the boys' and girls' grammar schools in Stratford-upon-Avon and The Croft Preparatory School close by.





THE PROPERTY

Farrington House offers generous proportions, elegant reception space and a great sense of charm throughout, making it ideal for both family living and entertaining.

On arrival, an inviting entrance hall sets the tone with a striking fireplace and ample space for a snug or informal sitting area. A series of impressive reception rooms follow, including a magnificent triple-aspect drawing room with doors opening on to the rear garden, creating a wonderful flow of natural light and indoor-outdoor living. Further ground-floor accommodation includes a beautiful dual-aspect dining room for formal entertaining, alongside a welcoming sitting room with a feature fireplace. A well-positioned home office provides an excellent work-from-home space. The ground floor is completed by a superb dining kitchen with adjoining pantry and a cloakroom, forming the heart of this family home.

The upper floors are equally impressive. The principal bedroom benefits from an en suite bathroom, while three to four further well-proportioned bedrooms offer flexible family or guest accommodation. In total, there are three bathrooms, including a second en suite, as well as a practical, well-designed laundry room.





Outside, Farrington House is complemented by excellent practical features and beautifully maintained grounds. The property benefits from a double garage, carport and a substantial larder/wine store, offering superb storage and flexibility.

The gardens are a particular highlight, thoughtfully landscaped and well stocked with established herbaceous borders and mature shrubs. Predominantly laid to lawn, they are complemented by an elegant Victorian-style greenhouse, providing both visual interest and a charming space for cultivation. Together, the gardens offer an ideal setting for outdoor enjoyment while making the most of the glorious, far-reaching views across the surrounding countryside, creating a peaceful and private backdrop to this exceptional home.



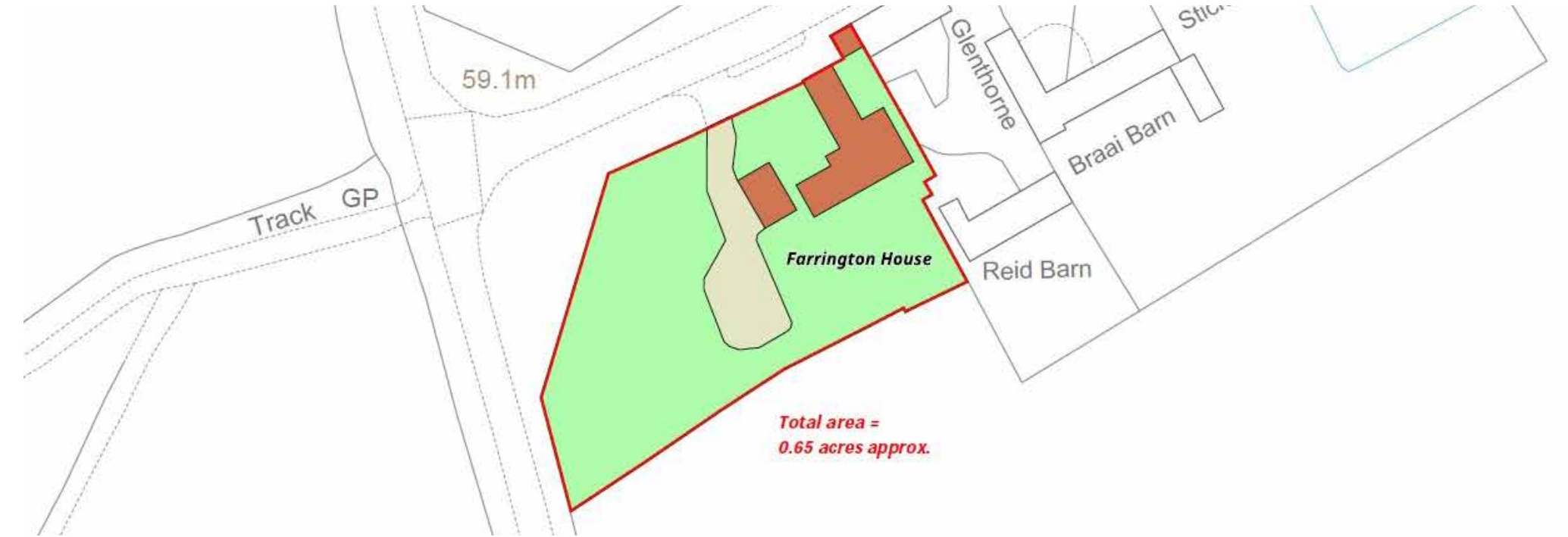
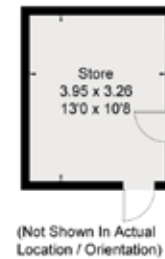
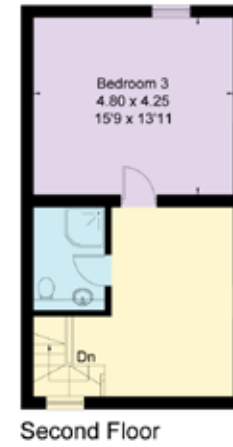
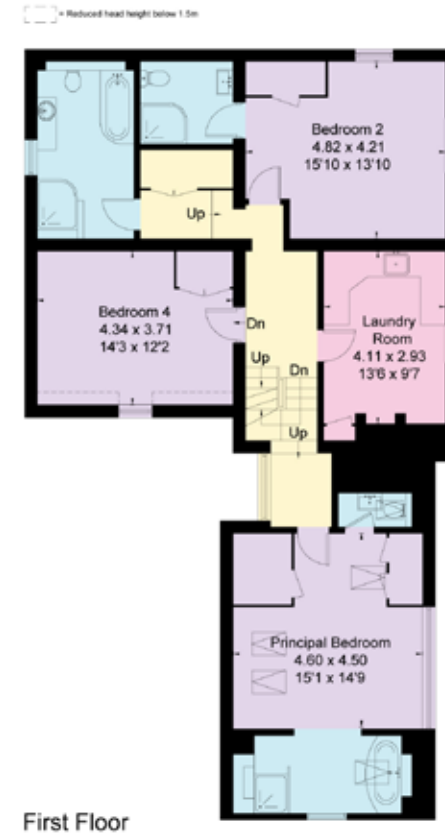
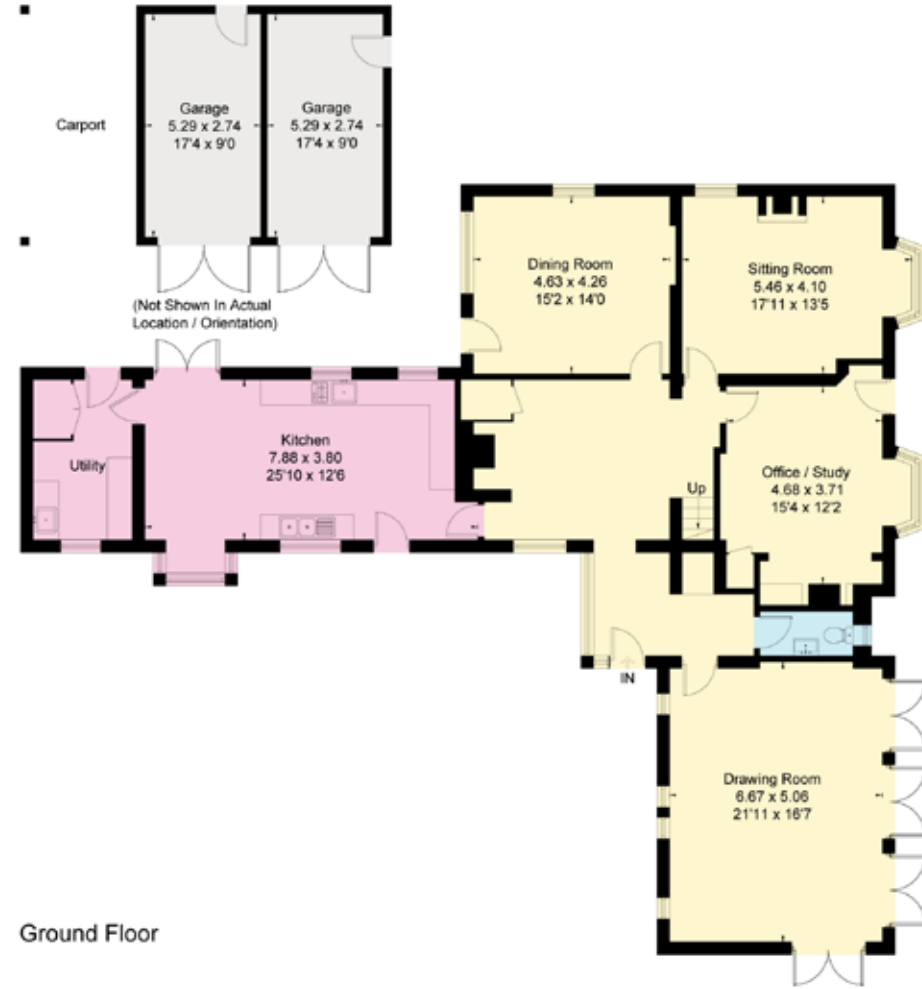


Services: Mains water and electricity. Air source heating and shared private drainage.

What Three Words///rank.essay.haggle

Viewing: By prior appointment only with the agents

Approximate Floor Area = 338.5 sq m / 3643 sq ft
 Garages = 29.1 sq m / 313 sq ft
 Store = 12.8 sq m / 138 sq ft
 Total = 380.4 sq m / 4094 sq ft



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106366

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. (ID767266)

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Date: 06 May 2026
Our reference: STR012588433

Farrington House, Aston Cantlow, Henley-in-Arden, B95 6JS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,450,000.

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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