



SNOWFORD OAKS

Long Itchington, Southam, Warwickshire



OUTSTANDING MODERN COUNTRY HOUSE

Of over 5,000 square feet in peaceful rural location, set in all, about 0.91 acres.



Local Authority: Stratford-on-Avon District Council

Council Tax band: H

Tenure: Freehold



SITUATION

Snowford Oaks sits atop Snowford Hill, just over two miles from Long Itchington and five miles from Leamington Spa, offering excellent shopping and leisure options. The area is well served by state, grammar and private schools, including Kingsley, Arnold Lodge, Kings High, Warwick Prep, Warwick School, Bilton Grange, Princethorpe and Rugby schools.

Ideally located for commuters, the property lies just off the Fosse Way with easy access to the M40 and M6. A council-maintained lane becomes a bridle path past the house, providing superb riding and walking across open countryside. Nearby leisure options include golf at Hellidon Lakes and Staverton Park, and sailing, fishing and walking at Draycote Water.





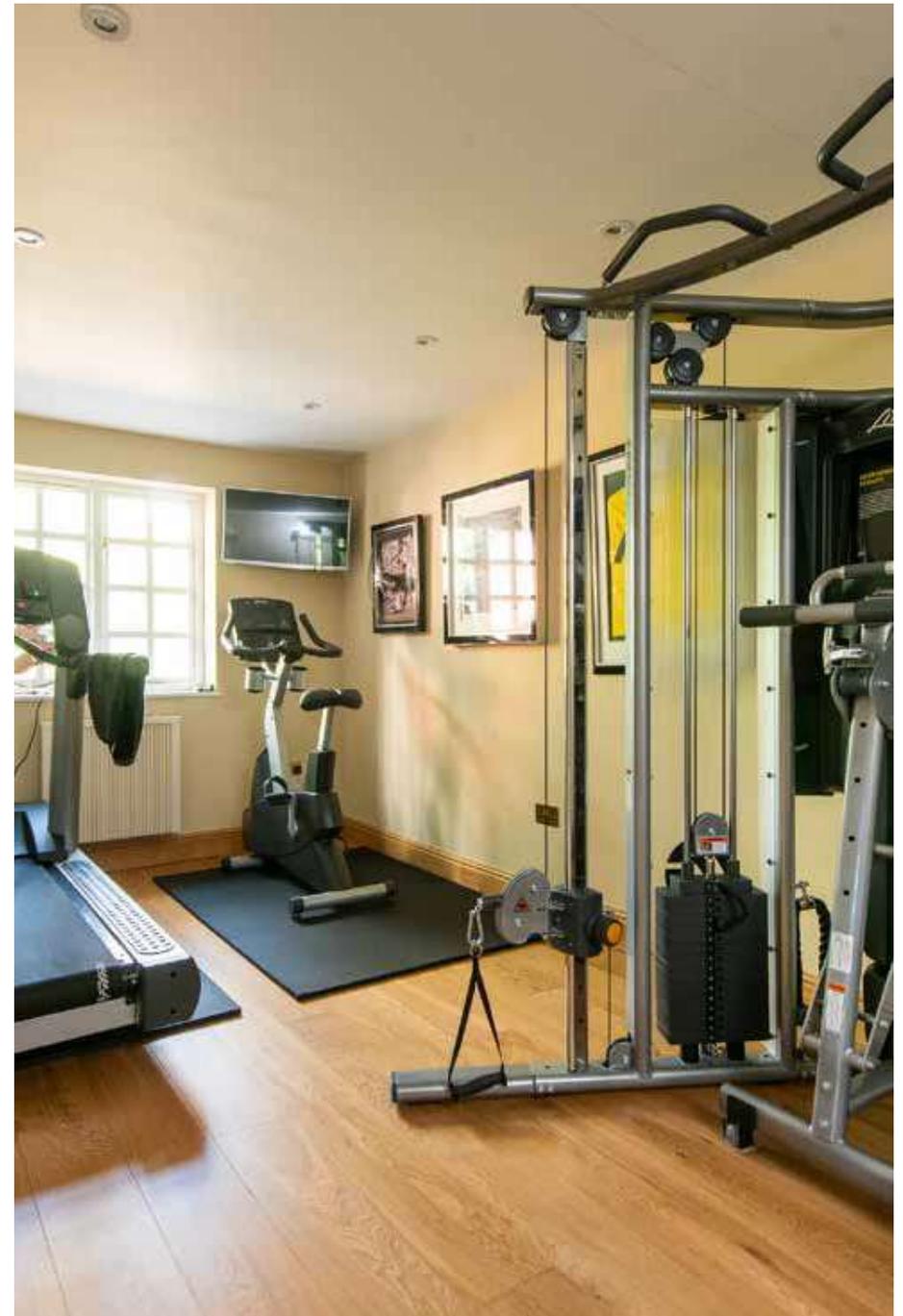




THE PROPERTY

Snowford Oaks is a good example of an individually designed and built country house finished to a high standard with features including beautifully crafted bespoke Chalon kitchen/breakfast room, timber frame Georgian style double glazed windows, panelled oak doors.

Four good reception rooms together with a large conservatory. Open fireplaces, with a woodburner in the drawing room, central vacuum system, flagstone floors and limestone tiled floors in the conservatory and kitchen. Fully fitted Chalon kitchen/family room with range cooker, island unit, integrated appliances, walk-in pantry. The present owners have added the gym with air conditioning and garage wing. All five bedrooms have en suite facilities.







Outside

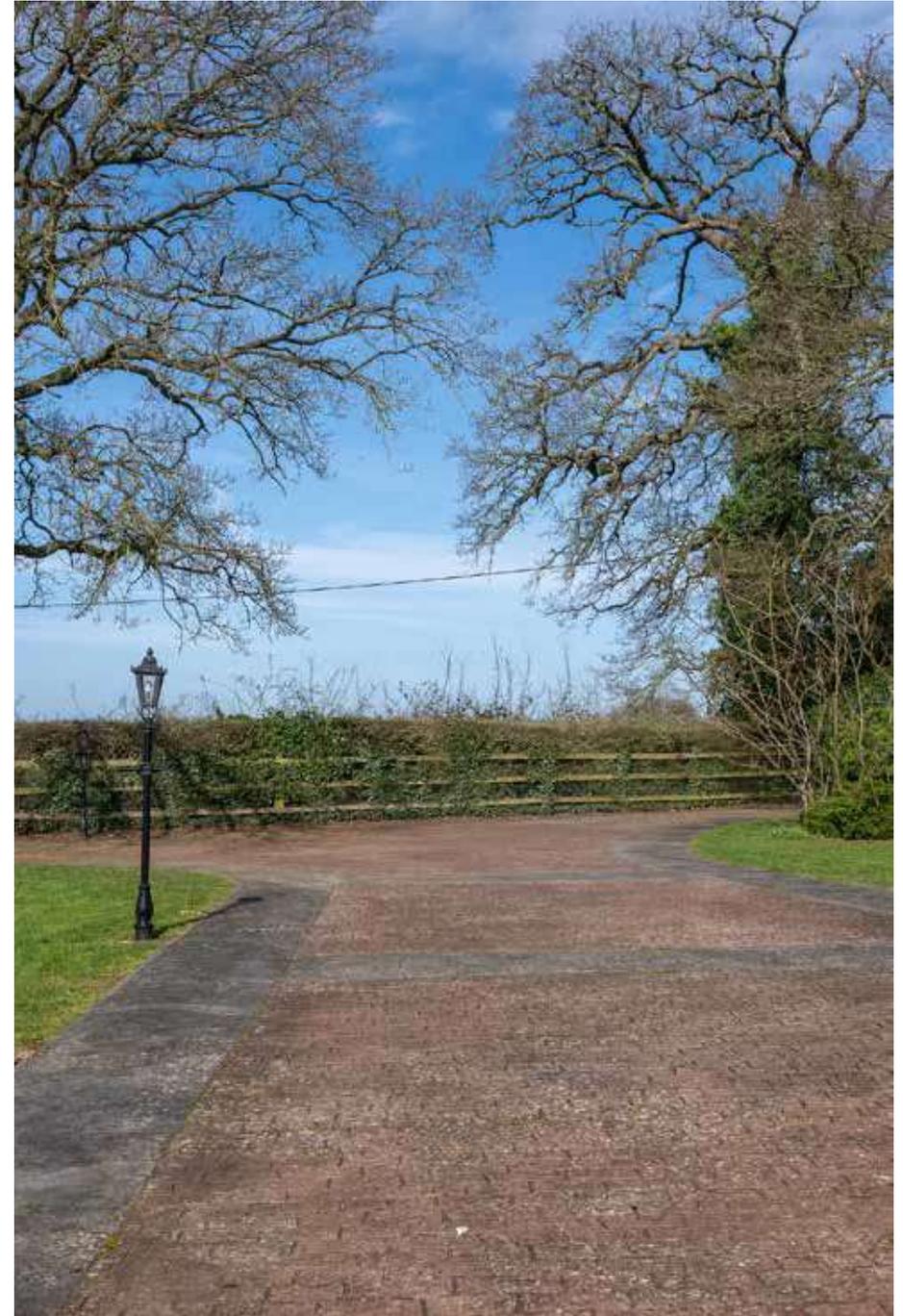
Private location reached via an avenue of mature trees bordering a discreet adopted track which continues as a bridleway into fields beyond. Accessed through a belt of mature oak trees, which are part of the property, the drive with electric gates leads to a block-paved parking area and the double garage with electric up-and-over doors. Large mature gardens, principally laid to lawn, with landscaped flower and shrub borders and a variety of specimen trees including Birch, oak and cedar. Flagstone patio. Garden lighting with sensor PIR. Close boarded and hedge boundary fences.



Services

Mains electricity and water are connected to the property. Drainage is to a private sewerage treatment plant. Central heating provided by electric heating, and cooker and hot water are provided by a propane gas boiler. Propane gas tank is located underground, adjacent to the dog run. Telephone and broadband with fibre to the premises. Security system and CCTV





Directions (CV47 9QE)

Turn off the Fosse Way signposted to Long Itchington. Continue along this road for approximately half a mile, and shortly after the Snowford Hill sign at the top of the hill, turn left on to a track. The entrance to Snowford Oaks will be the last gateway on the left-hand side.

What3words ///lottery.stars.connector





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

**Snowford Oaks
Long Itchington**



APPROXIMATE GROSS INTERNAL FLOOR AREA:
 House: 466 sq m (5,017 sq ft)
 Double Garage: 40 sq m (431 sq ft)
 Total: 506 sq m (5,448 sq ft)
 inc. restricted head height
 © Cotswold Plans Ltd ma'16475

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)



James Way

01789 297735

james.way@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway

Stratford-upon-Avon, Warwickshire, CV37 6YX

knightfrank.co.uk

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Date: 25 March 2026
Our reference: STR012575368

Snowford Oaks, Snowford Hill, Long Itchington, Southam, CV47 9QE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,700,000**.

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

We'd love to help you.

Yours faithfully

A handwritten signature in black ink that reads "Knight Frank" in a cursive, flowing script.

KNIGHT FRANK LLP

Enc:

James Way
Partner, Head of Midlands Sales
+44 1789206950
james.way@knightfrank.com

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

knightfrank.co.uk

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