

# COUGHTON FIELDS HOUSE

Coughton, Alcester, Warwickshire



# A BEAUTIFULLY REFURBISHED, SIX BEDROOM COUNTRY HOME

With a successful three bedroom holiday let and a substantial solar array that significantly reduces running costs and generates additional income.

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| 6 | 4 | 3 | EPC |
| | | | B |
| Double | | | 5.83 acres |

Services: Mains water and electricity are connected. Air source heat pump and LPG heating. Drainage is private shared between several propertys. Sewerage treatment plant.

What3Words: ///stood.lunging.bikers

Tenure: Freehold

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

Council Tax Band: G

Viewing: By prior appointment only with the agents.

# SITUATION

Coughton Fields House is nestled within a lovely location and sits on the outskirts of the village of Coughton, known for the historic National Trust property Coughton Court.

Birmingham City centre is 19 miles to the north and there is quick and easy access to M40, M42 and the M5. There are regular train services from Birmingham International Station to London Euston, Warwick Parkway Station to London Marylebone and Evesham to London Paddington. The Cotswolds are just a short drive to the south, whilst Cheltenham is about 27 miles away. Stratford-upon-Avon, Worcester, Warwick, Leamington Spa and Solihull provide an excellent selection of shopping and leisure facilities.

There is a wide selection of state, private and grammar schools in the area to suit most requirements including the very highly regarded St Benedict's Roman Catholic High School and Alcester Grammar School; as well as Bromsgrove and Warwick Schools.

There is a selection of golf courses in the area and racing at Stratford-upon-Avon, Warwick and Cheltenham.

**Distances:**
Alcester 2.5 miles, Redditch 6 miles, Stratford-upon-Avon 10 miles, M42 (J3) 8 miles, Evesham 12 miles (trains to London Paddington from 1 hour 41 minutes), M5 (J5) 13 miles, M40 (J15) 14 miles, Warwick 16 miles (trains to London Marylebone from 69 minutes) Leamington Spa 18 miles, Solihull 18 miles, Birmingham City centre 19 miles, Birmingham International Airport and Station 22 miles (trains to London Euston from 74 minutes), Worcester 20 miles, Cheltenham 27 miles. (All distances and times are approximate).









# THE PROPERTY

Coughton Fields House is an exceptional country home offering far more than just generous family accommodation. Beautifully refurbished, rich in character and available with no onward chain, it combines the warmth of a traditional home with flexibility, energy efficiency and income potential.

At the heart of Coughton Fields House is a wonderful sense of space, warmth and connection. The welcoming reception hall opens into an impressive oak-framed garden room, where bifold doors draw the gardens into the house and create a natural setting for relaxed family life and summer entertaining.

The superb kitchen/breakfast room is accessed from the reception hall and is the true social centre of the home, With its electric AGA, extensive cabinetry and integrated appliances, it is a space designed not simply for cooking, but for both everyday family life and entertaining.

The impressive drawing room is generously proportioned and centred around an attractive fireplace housing an electric fire, creating a wonderful setting for family gatherings and quieter evenings alike. A practical utility room, with space for a washing machine and dryer, and cloakroom, completes the principal living accommodation.

Throughout the ground floor, underfloor heating and engineered oak flooring add to the sense of quality and comfort. Adding to the flexibility of the property, the ground floor also benefits from two spacious double bedrooms served by a well-appointed shower room, making this an ideal arrangement for guests or a larger family.

Upstairs, the principal bedroom suite provides a peaceful and luxurious retreat, complemented by a further double bedroom suite.

A separate staircase leads to an additional wing comprising another double bedroom, bathroom and office or sixth bedroom. This private part of the house would be ideal as a teenager's suite, guest wing or dedicated work from home environment.

Beautifully presented throughout and occupying an excellent location, Coughton Fields House represents a rare opportunity to acquire a substantial family home that effortlessly combines character, comfort and versatility.















# ANNEXE

The property is further enhanced by a detached three-bedroom annexe, sitting adjacent to the main house with its own private driveway. Which has established itself as a successful and frequently booked holiday let. As well as providing a proven secondary income, it offers exceptional versatility for multi-generational living, visiting family, independent guest accommodation or home working.

The ground floor features a spacious open-plan kitchen, dining and living area; creating a bright and sociable centre, Alongside two bedrooms and a family bathroom. Upstairs is a generous double bedroom with bathroom and a dedicated home office, creating an ideal space for remote working or independent living.

The annexe also benefits from an EV charging point, B EPC rating, air source heat pump and its own electric gate intercom unit.




Annexe


Annexe


Annexe


Annexe


Annexe


Annexe

# GARDENS & GROUNDS

The property enjoys a spacious garden, thoughtfully designed to provide colour, interest and enjoyment throughout the seasons. Direct access to the gardens is available from the utility room, garden room and principal drawing room, creating an excellent connection between the house and its outdoor spaces for both everyday living and entertaining.

Beyond the formal gardens lies a mature woodland, which creates a wonderful natural backdrop, supports local wildlife and contributes to the peaceful, rural character of the setting. The woodland provides access to the paddock, which benefits from a 35kW solar array that generates renewable energy for the property, with surplus electricity sold back to National Grid, providing an additional income stream and enhancing the property's sustainability credentials whilst maintaining a meaningful contribution towards reducing day-to-day running costs.

The paddock offers excellent equestrian potential. It should be noted that the paddock is curtilage listed, and therefore any future development or planning proposals may be subject to heritage restrictions and the necessary consents.

Coughton Fields House is a rare proposition: a substantial and beautifully presented family home, a proven income-producing annexe, significantly reduced running costs through renewable energy generation, extensive grounds and the considerable advantage of being offered chain free.











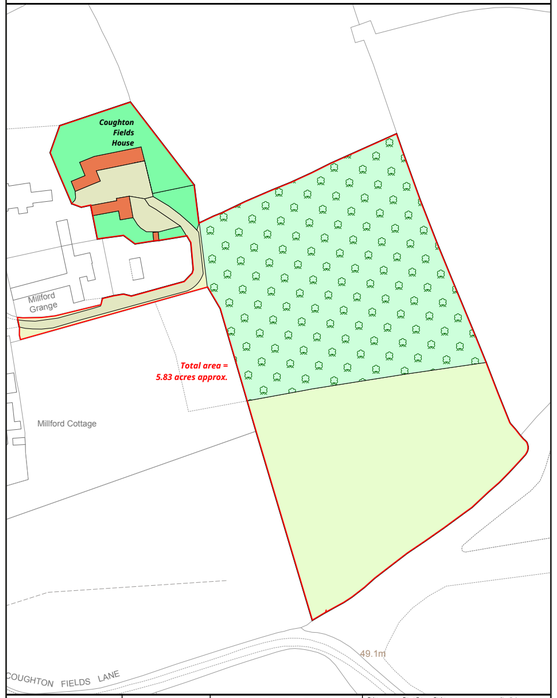








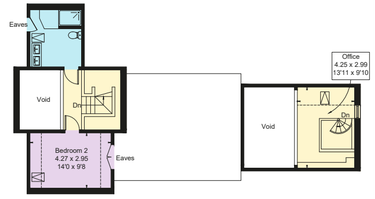
## Coughton Fields House

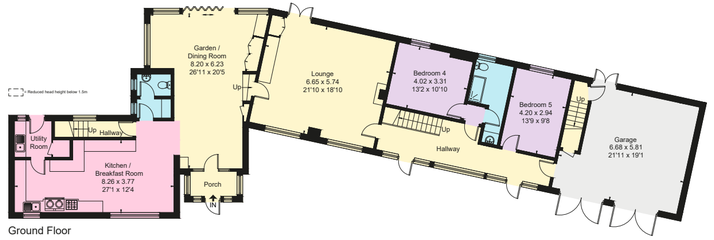


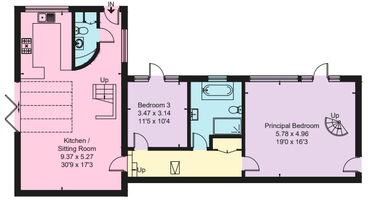

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| Land Development Services Ltd<br>Plan Preparation<br>Unit 15, Glenmore Business Park<br>Telford Road<br>Salisbury SP2 7GL<br><br>(e) planprep@lds-survey.co.uk | N W E S | LDS Land & Building Surveyors | Date: 22:07:26 Drawn By: CW Scale: 1:1400 @ A4 Plan Ref: 21542<br>Title: **Coughton Fields House** | This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. It is not to be amended or redrawn without permission<br>©Crown copyright and database rights 2026. Licence No. AC000818786 |

Approximate Floor Area = 354.6 sq m / 3817 sq ft
Annexe = 154.5 sq m / 1663 sq ft
Outbuilding = 6.1 sq m / 66 sq ft
Total = 515.2 sq m / 5546 sq ft
(Excluding Shed)




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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.

# We would be delighted to tell you more.

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Date: 04 August 2026
Our reference: STR012344637

# Coughton Fields House, Coughton Fields Lane, Coughton, Alcester, B49 6BS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,750,000.

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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