

SHEPHERD'S FOLD

Rowington, Warwickshire



AN EXCEPTIONAL COUNTRY RESIDENCE

With a swimming pool, land and planning permission to create a further dwelling


5


6


4


Quadruple


3.69 acres







Lot 2: Land, in all about 15.55 acres available by separate negotiation.

Distances: Stratford-upon-Avon 12 miles, M40 (J15) 7 miles, Warwick 5 miles, Warwick Parkway Station 4.5 miles (trains to London Marylebone from 69 mins)
Birmingham 18 miles, Birmingham International Airport 16 miles, Leamington Spa 7 miles
(All distances and times are approximate)



THE PROPERTY

Shepherds Fold is substantial country residence, rich in character and set within an idyllic and highly sought-after village location. Offering exceptional versatility and beautifully presented accommodation throughout, this impressive home has been thoughtfully arranged to suit modern family living and entertaining.

One enters the property via two entrances, with the original front entrance complemented by a more regularly used rear access. The magnificent reception hall sets the tone, showcasing a striking central spiral staircase rising to a galleried landing, with doors leading to the principal reception rooms.





At the heart of the home is the stunning open-plan kitchen, breakfast and family room. This superb space features a large central island with extensive storage, modern integrated appliances and ample seating. Bifold doors seamlessly connect the interior to the generous patio and pool area, creating the perfect environment for both family life and entertaining. From here, steps lead to an impressive drawing room, complete with a central fireplace and double doors opening to the rear gardens. Further steps rise to a cosy sitting room, enhanced by a well-positioned bay window offering delightful views across the gardens.

There is also a dining room, accessed from the entrance hall, featuring beautiful oak panelling and a stone inglenook fireplace – ideal for more formal occasions with double doors opening to the front gardens. Additional accommodation includes a study, a home gym, a shower room, and a well-appointed utility room.

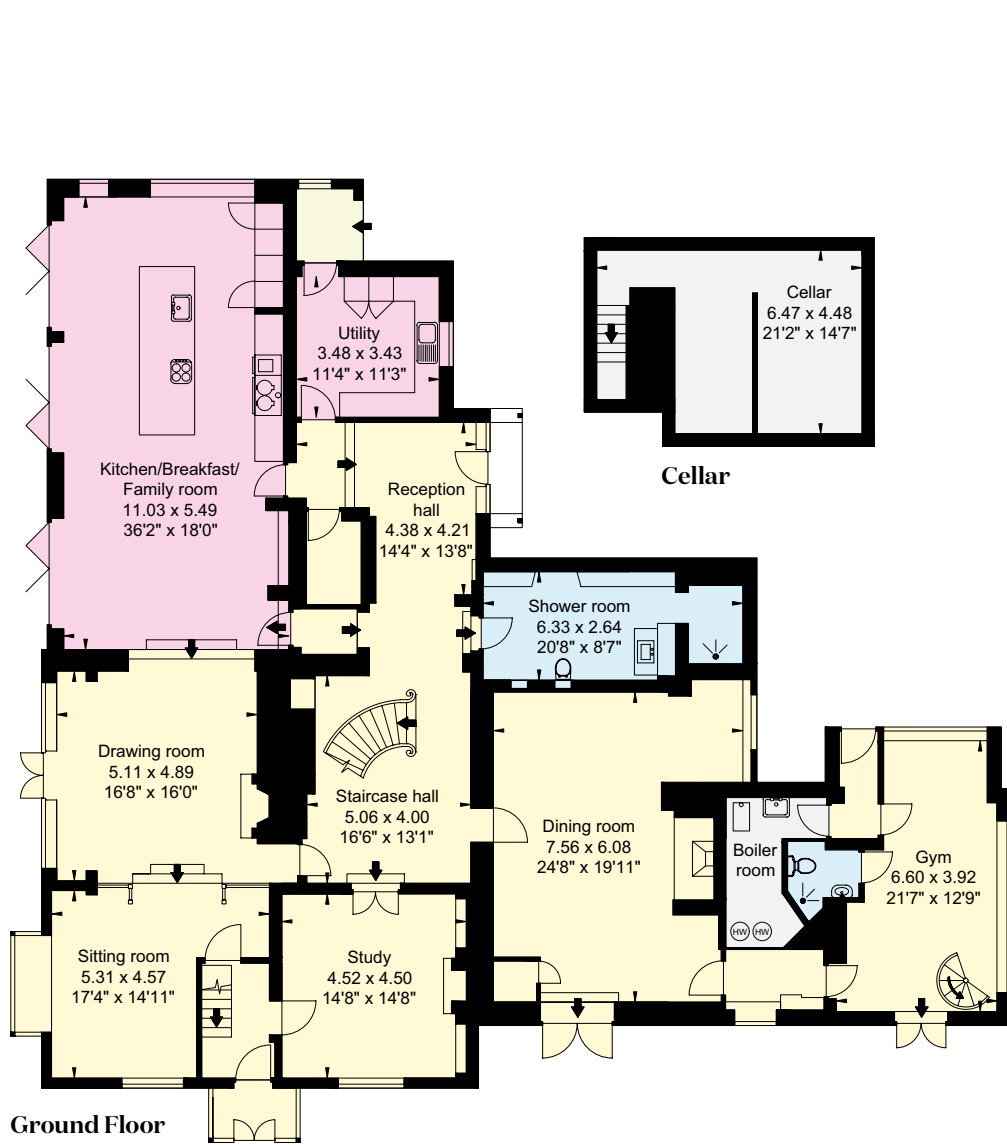




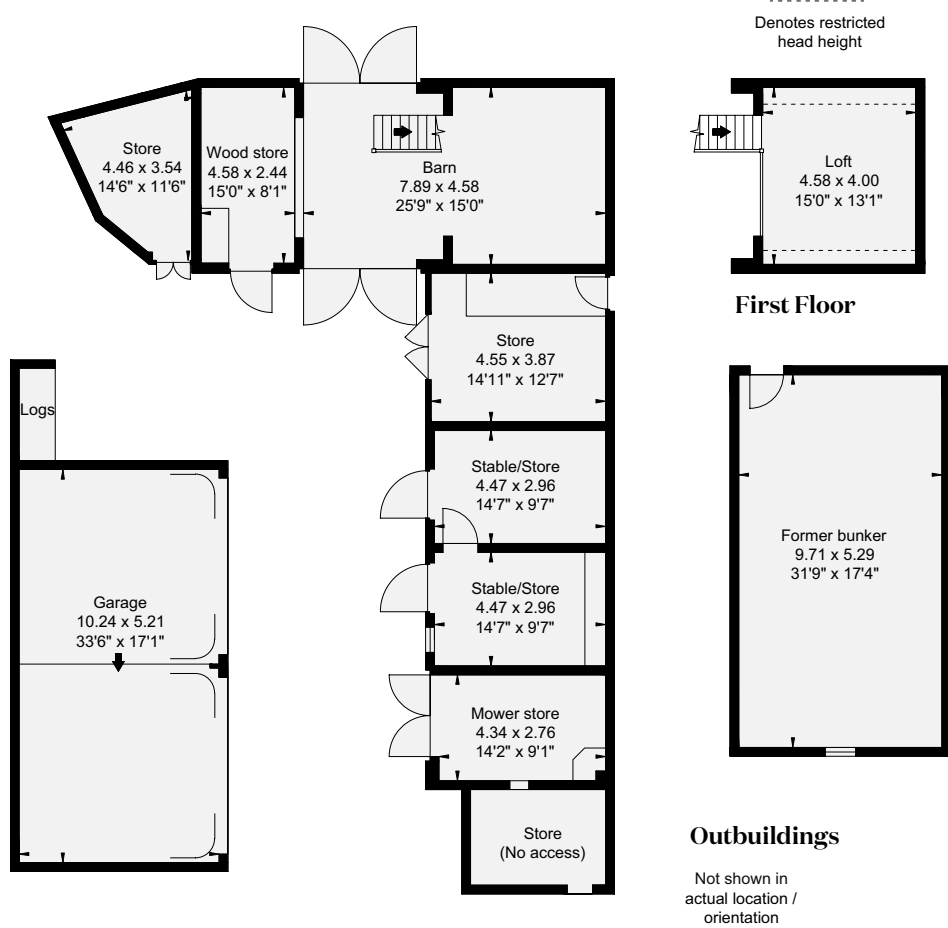
The first floor continues to impress, highlighted by a superb principal bedroom suite. This dual-aspect room features Juliet balconies that frame stunning views, alongside a luxurious en suite bathroom. Four further bedrooms are served by three bathrooms (two en suite), ensuring ample accommodation for family and guests alike. Enhancing the home's appeal further on this floor are a dedicated cinema room and a games room, perfectly suited for leisure and entertainment.







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



Approximate Gross Internal Area
House: 604 sq m (6,502 sq ft)
Outbuildings: 257 sq m (2,767 sq ft)
Total: 861 sq m (9,269 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.



GARDENS AND GROUNDS

The property is approached via a sweeping, tree-lined driveway, flanked by land on either side, immediately conveying a sense of privacy and tranquillity.

Adjacent to the main house is a range of useful outbuildings, including a four-car garage, detached barn, stabling and several stores. Importantly, planning permission has been granted to convert the detached barn and stables into a four-bedroom, three-bathroom residential dwelling (Warwick District Council planning reference: W/23/1769). This offers an excellent opportunity for purchasers seeking ancillary accommodation, guest quarters or multi-generational living.

The formal gardens are beautifully maintained and feature a wide variety of mature trees, herbaceous borders and expansive lawns. A spacious patio and outdoor swimming pool provide the perfect setting for summer enjoyment, while the gardens, which wrap around the property, allow one to follow the sun throughout the day.

Further to the formal gardens, there is a paddock to the front of the property, ensuring the property works well for those with an equestrian interest.

Shepherds Fold is an exceptional family home, combining character, space and modern convenience in equal measure.

Please note that further land of in all about 15.55 acres of land is available by separate negotiation.



SITUATION

Shepherd’s Fold is beautifully positioned within easy reach of the varied amenities offered by Lapworth and Warwick. The property benefits from excellent transport links, being close to the M40 and M42 motorways, providing swift access to the Midlands motorway network, the NEC, Birmingham International Airport, and routes to Oxford and London.

Nearby towns such as Solihull, Henley-in-Arden, Warwick, and Stratford-upon-Avon are all easily accessible. The area is served by a superb selection of schools, including highly regarded state, grammar, and independent options. Notable institutions include Warwick and Kings High Schools, Solihull Boys’ and Girls’ Schools, King Edward VI School in Birmingham, The Croft Prep School in Stratford-upon-Avon, Stratford Grammar School, Arnold Lodge Prep School, and Kingsley School for Girls in Leamington Spa.

Golf enthusiasts will appreciate the proximity to prestigious courses such as Copt Heath Golf Club in Knowle, with the renowned Belfry Hotel and Golf Resort just 15 miles away.

PROPERTY INFORMATION

Services: Mains water, electricity, LPG gas central heating, private drainage.

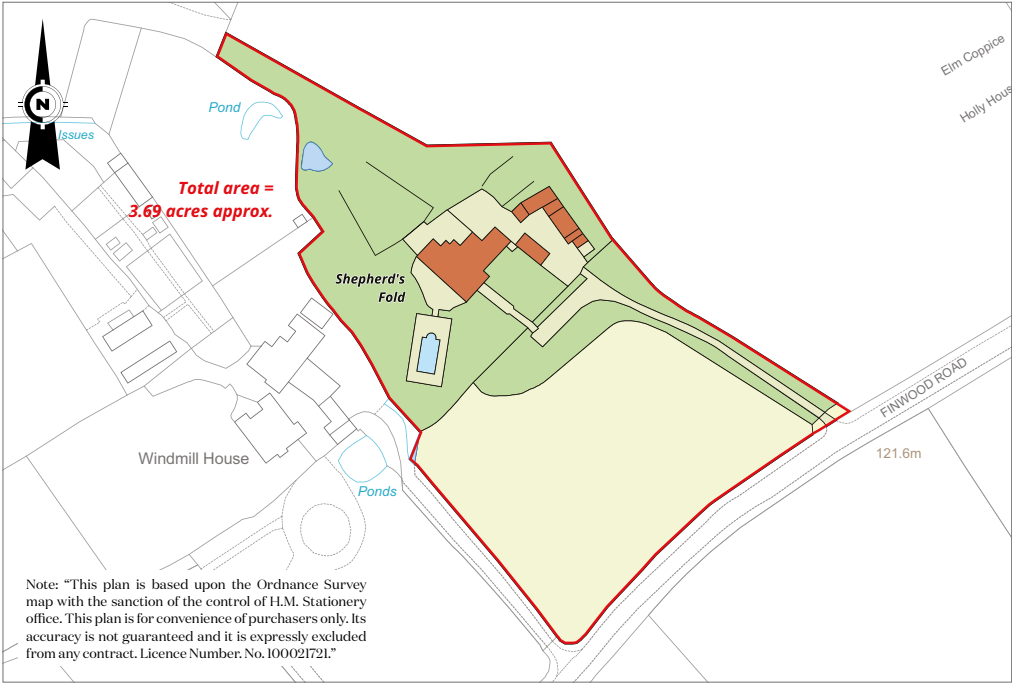
Tenure: Freehold

Local Authority: Warwick District Council

Council Tax: Band H

What3words: ///outlined.overdrive.argue

Viewing: By prior appointment with the agents.



I would be delighted
to tell you more.

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Date: 08 June 2026
Our reference: STR012642613

Shepherd's Fold, Finwood Road, Rowington, CV35 7DF

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £3,500,000.

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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