



GABLES FARM

Blackwell, Near Shipston-on-Stour, Warwickshire



A GRADE II LISTED HOME ON THE EDGE OF THE COTSWOLDS

Combining the character and authenticity expected of a period home
with the quality and finish demanded of modern living, creating a
truly outstanding family residence.

			EPC
5/6	5	2/3	E
			Grade II listed

Local Authority: Stratford-on-Avon District Council

Council Tax band: TBC

Tenure: Freehold



LOCATION

Set in the beautiful south Warwickshire countryside, just north of the Cotswolds, Blackwell offers a peaceful village setting with excellent access to local amenities. Nearby Shipston-on-Stour provides everyday conveniences, while Stratford-upon-Avon offers a wider range of shopping, leisure and cultural attractions. The Cotswold towns of Moreton-in-Marsh and Chipping Campden are also within easy reach.

The area benefits from good transport links via the M40 at Warwick and Banbury and is well served by an excellent choice of state, grammar and independent schools.

Surrounded by open countryside, Blackwell is ideal for walking, cycling and riding, with golf courses nearby and horse racing available at Cheltenham, Stratford-upon-Avon and Warwick.





THE PROPERTY

Gables Farm is a Grade II listed country home that has undergone an extensive programme of renovation and refurbishment, blending timeless period charm with the comforts and convenience of modern family living. Beautifully presented throughout, this exceptional residence offers elegant and versatile accommodation arranged over three floors.

The heart of the home is a stunning dining reception hall, creating a wonderful first impression and providing an inviting space for both everyday family life and entertaining. The beautifully appointed drawing room has an abundance of character and charm, whilst a separate sitting room offers a more relaxed retreat. A home office/ study provides the ideal space for remote working, complemented by a spectacular kitchen/breakfast room which is undoubtedly the hub of this outstanding home, featuring ample space for dining and socialising. Further ground floor accommodation includes a utility room, cloakroom and shower room.

To the first floor, the impressive principal bedroom suite enjoys the luxury of a dressing room and adjoining bathroom. There are three further well-proportioned bedrooms served by an elegant family bathroom.





The second floor provides additional versatile accommodation, comprising a spacious landing area, an excellent double bedroom and a shower room, making it ideal for guests, older children or multi-generational living.

Approached via a private, gated driveway, the property enjoys a sense of exclusivity on arrival. The driveway provides ample parking for several vehicles and leads directly to a double garage with a studio above which benefits from a separate access and ground floor shower room.

To the rear, a generous patio leads to a large south-facing garden stretching down to the stream at the bottom.





Services: Mains electricity, mains drainage and water are connected to the property.
Oil fired central heating.

What Three Words: [///saints.equipping.bristle](https://saints.equipping.bristle)

Viewing: By prior appointment only with the agents



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.

**Gables Farm
Blackwell**



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Date: 16 September 2026
Our reference: STR012605234

Gables Farm, Blackwell, Shipston-on-Stour, CV36 4PE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,450,000.

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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