



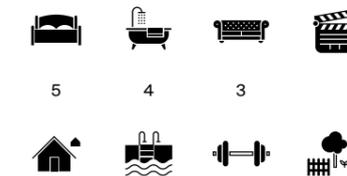
OLDFIELD FARM

Rowington, Warwickshire



## AN EXCEPTIONAL GRADE II LISTED FAMILY HOME OF TIMELESS CHARACTER AND CONTEMPORARY COMFORT.

Offering well-presented accommodation throughout with a cottage, leisure facilities including a party room, swimming pool and cinema room, attractive formal gardens and further land.



5

4

3

In all about 16.78 acres

**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  
(All distances and times are approximate)

## SITUATION

Oldfield Farm is ideally positioned within easy reach of the excellent amenities available in Lapworth and Warwick.

The property offers superb transport connections, with the M40 and M42 nearby, providing quick access to the Midlands motorway network, the NEC, Birmingham International Airport, and convenient routes towards Oxford and London.

Solihull, Henley-in-Arden, Warwick, and Stratford-upon-Avon are all easily accessible, and the area benefits from an excellent choice of schools, including respected state, grammar, and independent options. Nearby schools include Warwick School, King's High, Solihull School, King Edward VI School in Birmingham, The Croft Prep in Stratford-upon-Avon, Stratford Girls' Grammar School, Arnold Lodge Prep, and Kingsley School in Leamington Spa.

Golfers have several high-quality courses close by, including Copt Heath Golf Club in Knowle, with the renowned Belfry Hotel & Golf Resort approximately 15 miles away.

## THE PROPERTY

Oldfield Farm is an outstanding Grade II listed residence, beautifully presented and meticulously renovated throughout. Completely turn key, the property offers purchasers the rare opportunity to enjoy an effortless blend of period charm and modern refinement, all set within one of Warwickshire's most desirable locations.

Upon entering the property, an impressive dining hall with a delightful fireplace creates an immediate sense of grandeur. From here, doors lead to the principal reception rooms, each finished to an exemplary standard. The elegant drawing room, featuring a striking fireplace, offers a serene space for relaxation, complemented by a charming sitting room and a highly practical home office—ideal for modern family living.



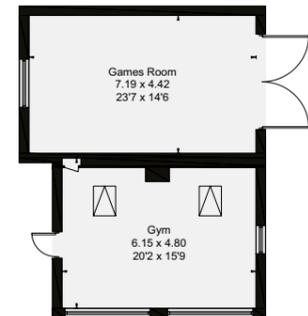
The magnificent kitchen dining room forms the true heart of the home. Beautifully appointed, it offers an extensive range of wall and base units set beneath quartz worktops, along with ample space for a large dining table and informal seating, creating a superb area for both entertaining and everyday living. The ground floor accommodation is completed by the utility and cloakroom.



The upper floors continue the outstanding level of craftsmanship and finish. The principal bedroom provides a luxurious retreat, complete with dressing room and a stylish en suite bathroom. Four further bedrooms and three well-appointed bathrooms offer generous accommodation for family and guests.

Oldfield Farm is a beautifully balanced, superbly finished home that combines historical character with contemporary style—ready to be enjoyed from the moment you step inside.





(Not Shown In Actual Location / Orientation)

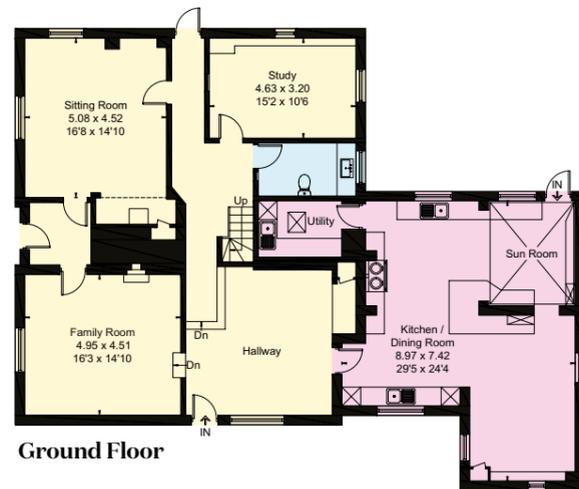


Cottage First Floor



Cottage Ground Floor

(Not Shown In Actual Location / Orientation)

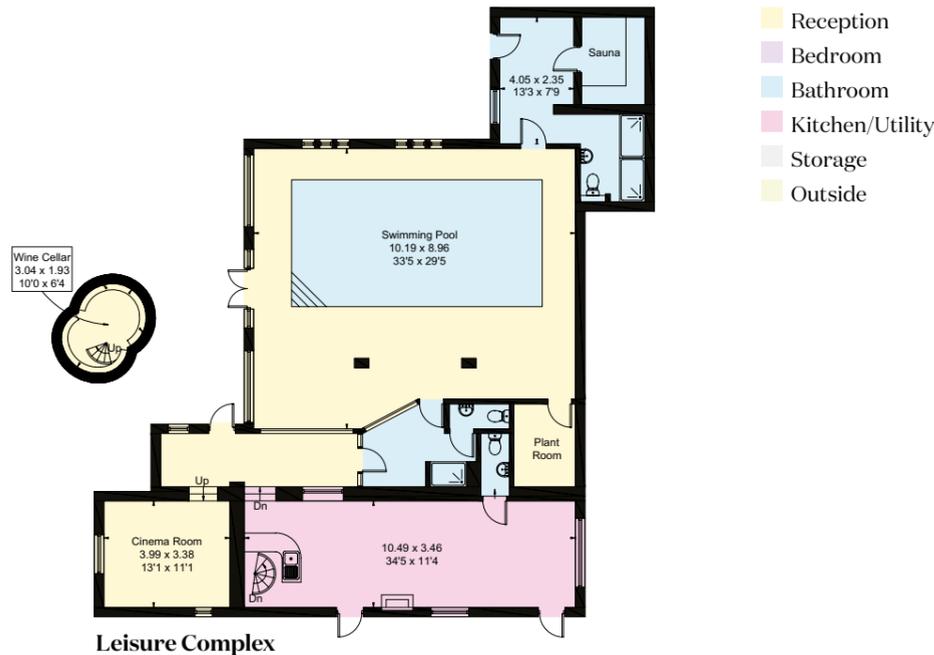


Ground Floor



First Floor

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.



Leisure Complex

(Not Shown In Actual Location / Orientation)

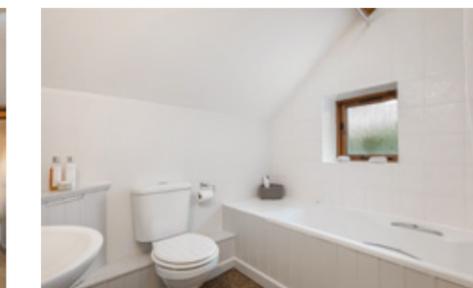
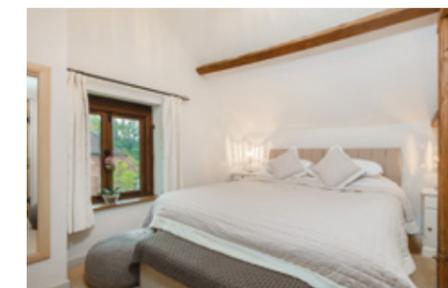
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



## COTTAGE

The separate one bedroom cottage is beautifully presented and offers an attractive, self contained living space ideal for guests, extended family, or ancillary accommodation. The ground floor features a generous sitting room centred around a charming log burning stove, creating a warm and inviting atmosphere. This leads through to a fully fitted kitchen, complete with a range style cooker and Belfast sink, with ample room for a dining area. A convenient ground floor WC further enhances the practicality of the layout.

Stairs rise from the sitting room to a well proportioned double bedroom with built in wardrobes, complemented by a stylish bathroom.



Approximate Gross Internal Area = 364.0 sq m / 3918 sq ft  
 Cottage = 72.8 sq m / 784 sq ft  
 Leisure Complex = 201.1 sq m / 2165 sq ft (Including Cellar)  
 Store / Games Room / Gym = 70.8 sq m / 762 sq ft  
 Total = 708.7 sq m / 7629 sq ft



## LEISURE AND OUTBUILDINGS

Separate to the main house is an exceptional leisure complex, designed to offer year round enjoyment and relaxation. At its heart is a substantial indoor swimming pool, beautifully lit and featuring French doors that open directly onto a secluded private terrace. The suite also includes a sauna and well-appointed changing facilities with two modern shower rooms.

For entertainment, the complex provides a superb cinema room alongside an impressive bar and function room, complete with a vaulted ceiling, exposed beams, and a wood burning stove—creating a striking yet inviting space perfect for hosting guests or unwinding in style.





Opposite the main house sits an additional outbuilding, thoughtfully designed to enhance the lifestyle offering of the property. It accommodates an impressive gym, featuring floor to ceiling windows and a vaulted ceiling, creating a bright, uplifting environment for training and wellbeing. This space adjoins a further substantial room with exposed beams and a vaulted ceiling, currently arranged as a games room—an ideal setting for recreation, leisure, or flexible use to suit individual needs.



# GARDENS AND GROUNDS

Set within in all about 16.78 acres, Oldfield Farm enjoys a superb elevated position on the outskirts of Rowington, surrounded by beautifully mature gardens and far reaching views across the Warwickshire countryside.

Approached through electric wrought iron gates, a long sweeping driveway passes an attractive wildlife pond before opening into a generous block paved courtyard, providing parking for a dozen or more vehicles. The drive continues to the rear, where additional gravelled parking for further vehicles can be found, together with access to a paddock and children's play area.

The landscaped gardens offer multiple seating and entertaining areas, including two charming garden rooms, both equipped with power and lighting—perfect for relaxation or al fresco dining.





Beyond the outbuildings lies an elevated moated orchard, designated as an Ancient Monument and historically believed to have been the site of a lookout tower associated with Warwick Castle, adding a fascinating heritage dimension to the grounds.

The house and gardens are further complemented by attractive pastureland, arranged across three fields, all enjoying exceptional open views over the surrounding Warwickshire countryside.

## PROPERTY INFORMATION

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

**What3Words:** ///covering.startles.tasks

**Tenure:** Freehold

**Local Authority:** Warwick District Council.

**Council Tax Band:** H

**EPC:** F

**Viewing:** By prior appointment only with the agents.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



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Date: 26 March 2026  
Our reference: STR012622667

## Oldfield Farm, Old Warwick Road, Rowington, Warwick, CV35 7AA

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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V4.3 Sep 24