



COLLETTS FARMHOUSE

Dorsington, Stratford-upon-Avon, Warwickshire



A VERY WELL-LOCATED DETACHED HOUSE

Detached annexe and garage in mature grounds, providing an opportunity for replacement or refurbishment, in about 1.5 acres in the Heart of England Forest landscape.



Local Authority: Stratford-on-Avon District Council

Council Tax band: H

Tenure: Freehold



SITUATION

Colletts Farmhouse is set just outside the village of Dorsington, tucked well back from the road, offering both privacy and tranquillity. Positioned on the edge of the Cotswolds, Dorsington is a quintessential English village that provides idyllic rural living while being just 7 miles from Stratford-upon-Avon., with a Victorian church, village green and access to the Heart of England Forest, offering miles of scenic walks.

Despite its rural setting, the area is well connected, with nearby Welford-on-Avon providing everyday amenities including shops, pubs and services. Excellent local schooling options are available, alongside highly regarded state, private and grammar schools in Stratford and Warwick.

For commuters, Honeybourne Station (approx. 4 miles) provides rail links to London Paddington, with additional services from Warwick Parkway. Road connections via the M40 (J15) offer easy access to London and Oxford, while Birmingham Airport is around 30 miles away.





THE PROPERTY

Currently extending to about 3,338 square feet, Colletts Farmhouse has a tiled roof with a detached bungalow annexe of about 400 square feet. Colletts Farmhouse is in a poor state of repair and offers a rare opportunity to refurbish the properties or replace with new properties (subject to planning permission), in a mature garden setting.

The current house dates from the mid-20th century and incorporates arched windows and door openings, flagstone floors, ceiling cornices, brick fireplace and chimney breast, gallery landing, east-facing balcony, four reception rooms and a south-facing conservatory, large kitchen with an Aga and a large utility room/second kitchen.

There are five first-floor bedrooms, family bathroom and two en suite shower rooms.

The secluded detached annexe has a living room with kitchen area, bedroom and shower room. Buyers may be interested in refurbishing the existing dwellings or may consider that the site offers a rare opportunity to obtain planning consent for replacement dwellings to create properties to their own design and requirements, subject to obtaining necessary consents.





OUTSIDE

Approached through a pair of wrought-iron gates with a block paved drive and ample parking, and a detached double garage with an up-and-over door. The grounds are principally lawned with mature trees and shrubs, including wisteria adorning the farmhouse. Young specimen trees include cedar, birch, lime, purple maple, willow, ash and hornbeam. There is a small enclosed yard with a long greenhouse. Boundary hedges provide considerable privacy.

The former farm buildings to the farmhouse are now the offices and buildings for the Heart of England Forest and are well-screened from the property.

Services

Existing mains electricity and water have been disconnected, and private drainage system. The purchaser will need to create new service connections and install a new sewerage treatment plant. An estimate of £4,500 for reconnecting the electricity supply was obtained in May 2026. Oil-fired central heating (not currently working).

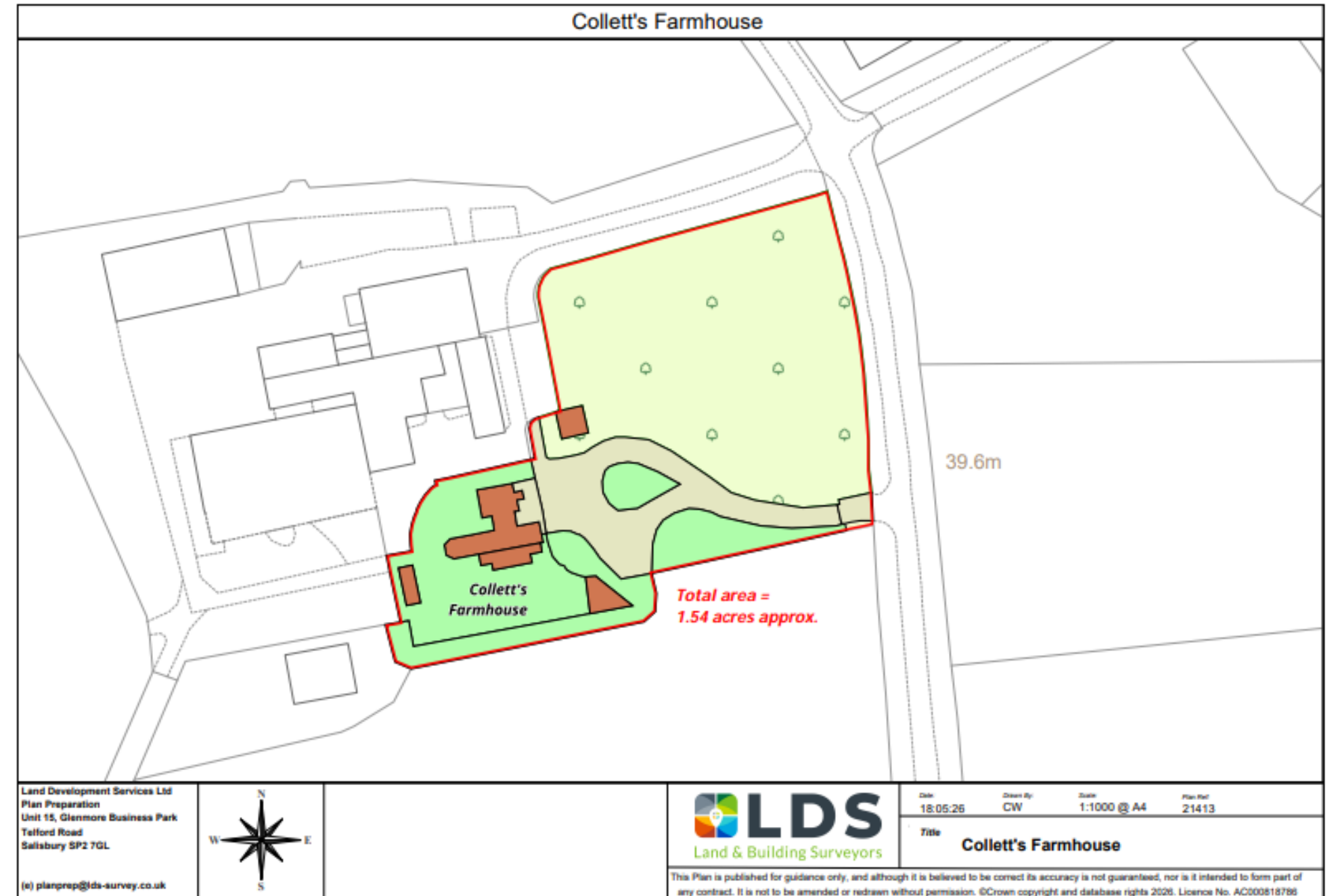




Directions (CV37 8AU)

Proceed out of Stratford-upon-Avon town along the Evesham Road for 3 miles, then turn left at the signposts for Welford-on-Avon. Continue through the village, turning right on to Barton Road. Stay on Barton Road for approximately 1.5 miles, then take the left-hand turn towards Dorsington. In the village, turn right at the village green and proceed out of the village. The entrance to Colletts Farmhouse will be found on the left.

What3Words [///converter.cabbages.snoring](https://www.what3words.com/)





**Colletts Farm
Dorsington**

APPROXIMATE GROSS INTERNAL FLOOR AREA:
House: 310 sq m (3,338 sq ft) exc. Void
Annexe: 38 sq m (409 sq ft)
Garage: 34 sq m (366 sq ft)
Total: 382 sq m (4,113 sq ft)
inc. restricted head height
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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.



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Date: 01 July 2026
Our reference: STR012521449

Colletts Farmhouse, Dorsington, Stratford-upon-Avon, CV37 8AU

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