



Moat House Farm
Pratts Lane | Mappleborough Green | Studley | Warwickshire | B80 7BN

FINE & COUNTRY

MOAT HOUSE FARM

A captivating 16th-century black and white farmhouse with dry moat, annexe, and exquisite gardens just under an acre. Immaculately presented with historic charm, modern updates, and an idyllic location in Mappleborough Green, near Henley-in-Arden and Studley.



Moat House Farm is a truly enchanting black and white period home, steeped in history, full of timeless character, and offering exceptionally versatile and generous accommodation. Grade II listed and dating back to the 16th century, this former farmhouse wraps you in warmth and charm from the moment you arrive. With its rare dry moat tracing two sides of the house, a beautifully finished interior, and a separate annexe offering flexible living or income potential, the property blends centuries-old features with thoughtful modern touches. Set within just under an acre of wonderfully mature gardens and tucked away along a quiet private lane in the sought-after village of Mappleborough Green, this is a place that feels both deeply rooted and refreshingly serene—just moments from Henley-in-Arden, Studley, and excellent transport links beyond.

Ground Floor

Step through the original oak front door into a charming reception hall where rich period character greets you instantly. The guest WC has been stylishly modernised, while the beautiful lounge offers a warm and inviting space featuring lovely, exposed beams and a feature fireplace with log burner—perfect for cosy evenings. A hidden inner hall leads to a delightful pantry/wine cellar. The real heart of the home is the charming breakfast kitchen with original 16th-century flagstone flooring, fitted units, a Cooke & Lewis gas hob, integrated oven, and ceramic sink. A standout feature is the grand inglenook fireplace, still housing the original wood-burning stove, alongside a characterful monks' bench.

Flowing from the kitchen is the spacious dining room, also enjoying a traditional log burner, and beyond the kitchen is the delightful garden room with its glass roof making it the perfect sunroom for a morning coffee, and doubling up as a practical laundry room, complete with Belfast sink and additional storage.









Seller Insight

“ Tucked discreetly along a private lane in the historic village of Studley, Moat House Farm is a home that few know how to find—and that’s exactly how the owners like it. “If you don’t know where it is, you can’t find it,” they say with a smile, having cherished this peaceful sanctuary for nearly 20 years.

Part of the exclusive Moat House Court—a small collection of former farm buildings converted in the 1970s—Moat House Farm is steeped in history. Once the manor house for Studley Haye, this remarkable residence is listed in the Domesday Book and is thought to be one of the most historically significant homes in the village. From witch bottles discovered beneath the floorboards to stories of John Profumo nursing a quiet drink by the kitchen hearth the night his scandal broke, the house wears its past with quiet dignity.

But history is just the beginning. Today, Moat House Farm is a vibrant and versatile home, surrounded by open space, bordered by a dry moat, and nestled within its own private acre. “We’ve always loved not having neighbours,” the owner shares. “You can step off the world when you shut the gate.”

At its heart is a warm, welcoming kitchen where a traditional cooker stove crackles in the colder months and the scent of Sunday roast fills the air. It’s one of many favourite spots throughout the home. “There’s something magical about sitting in the sunny porch with a cup of coffee on quiet mornings—or floating around on the decking in summer with drinks, pizza in the oven, and music playing. That was our lockdown project, and we made the most of it.”

The 34-square-metre raised decking area captures the sun from morning until early evening and becomes the go-to space for outdoor meals in warmer months. From here, steps lead down into the moat—cleared each autumn in time for bonfires before Bonfire Night. Come spring, the towering pink sweet chestnut and golden chain trees in the front garden put on a dazzling show as you enter the Court.

Inside, the layout is generous and adaptable. The main farmhouse offers three large double bedrooms on the first floor, plus three further attic rooms and a quiet top-floor study with views across open fields—“the perfect place for an afternoon nap,” the owner adds. A newly fitted family bathroom and en suite have been added in recent years, and the gable end facing the courtyard was completely rebuilt by specialist oak timber framers using Ragley Oak, crafted and installed on site.

The adjoining cottage offers even more flexibility, with two bedrooms, a stylish new kitchen and bathroom, and scope to reconfigure as a three-bedroom space. It has comfortably hosted visiting family and friends over the years, in addition to the main house’s wealth of accommodation. “There’s so much space and storage—inside, in the attic, in the garage, the workshop... it just keeps going.”

The oak-framed garage and workshop are beautifully constructed, with a mezzanine level, power throughout, and plenty of room for logs, tools, bikes, and more. The porch has even been upgraded with a Belfast sink—big enough to bathe the dog.

Set within a tight-knit but easygoing community, Moat House Court has a quiet charm all its own. “We all contribute to maintain the private road, and there’s the occasional gathering—usually something festive—but no pressure,” the owner says. Residents can also hire the village hall across the road free of charge, and paths into the woods opposite lead all the way to Arrow Valley Park.

Though it feels delightfully remote, the home is just minutes from Henley’s restaurants and bars—“all the perks, without the price tag”—and a five-minute walk from The Boot, a popular local pub that “becomes a second lounge” at certain times of the year. Several excellent grammar schools, garden centres, and essential services are nearby, making this a truly practical place to live as well as an exceptional one.

When asked what they’ll miss most, the owners pause. “The space to do just what you like. No neighbours within striking distance. The peace. The bonfires. Dressing it up for Christmas. That feeling of calm you get when the gate closes behind you.”

And perhaps, most of all, they’ll miss what the previous owner said when handing over the keys nearly two decades ago: “This house hugs you.” They weren’t sure what she meant at the time. Now, they know exactly what she meant.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Upstairs

Upstairs, a split-level landing leads to a beautifully appointed family bathroom with a slipper roll-top bath, double walk-in shower, and charming period details. Three excellent double bedrooms are found on the first floor, one with a staircase rising to a versatile hobby room or study. A second staircase leads to the top floor where three interconnected spaces form a potential master suite or teenager's retreat. These include a dressing area, a large storage room perfect for conversion into a walk-in wardrobe, and an additional bedroom or office space.











THE ANNEXE







Gardens and Grounds

Set on a quiet private lane once part of the estate's original outbuildings, Moat House Farm enjoys just under an acre of beautifully landscaped grounds. A wide gravel driveway leads to ample parking, with steps down one side to the fabulous Oak framed double garage added by the present owners and also housing a separate workshop and mezzanine floor, together with two ground anchors for motorbikes or valuable hobbies or machinery. The front façade of the main house features recently restored oak beams sourced from the Ragley Estate enhancing further the appeal of this charming period property, while the gardens delight with mature plantings, including wisteria, lilac, magnolia, laburnum, and a show-stopping sweet chestnut. The grounds flow effortlessly around the home with pathways, lawned areas, and multiple places to unwind. An old pear tree attracts local birdlife, and a delightful summerhouse provides a charming retreat. A contemporary water feature adds to the tranquillity, whilst the original water pump adds to the historical interest. The outdoor dining terrace is truly exceptional – complete with a brick-built outdoor kitchen, slate grey porcelain countertops, a built-in BBQ, and a wood-fired pizza oven – it's the perfect space for entertaining on long summer evenings and the large, raised deck above the moat offers a serene, elevated view over the old moat and surrounding landscape. The original walled garden to one side features teasels, honeysuckle, and berries, creating a picture-perfect setting and for keen gardeners, there's a superb glazed wooden framed green house. This really is a truly idyllic home and equally beautiful gardens to match.





MAPPLEBOROUGH GREEN

Tucked away in the heart of Mappleborough Green, Moat House Farm offers the best of both worlds: tranquillity and excellent connectivity. This picturesque village features two popular pubs, three reputable garden centres, a Chinese restaurant, and a handy petrol station. There is also a convenient bus service to Alcester Grammar School from the corner of Pratts Lane—ideal for families with school-aged children. Nearby Henley-in-Arden offers boutique shops, vibrant dining, and a beautiful Tudor High Street, while Studley is steeped in history with direct links to Birmingham. Excellent road and rail connections make Birmingham, Solihull, Stratford-upon-Avon, Redditch, Warwick, and Coventry all easily accessible. With proximity to the NEC and Birmingham International Airport, this location is perfect for those seeking countryside calm without sacrificing convenience.





Services, Utilities & Property Information

Mains: Electric, Water, Gas and Sewerage

Tenure : Freehold

Local Authority : Stratford-upon-Avon

Council Tax Band : F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

Website

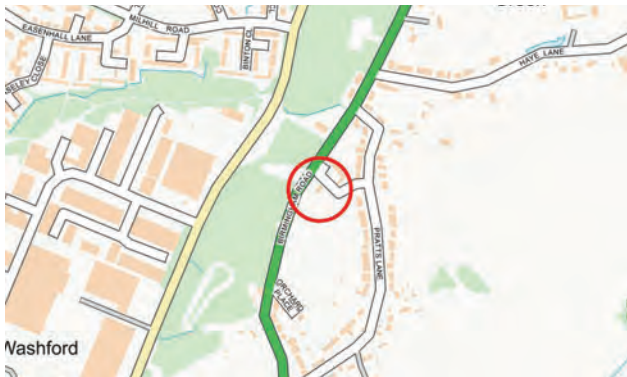
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Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



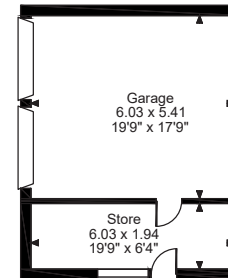
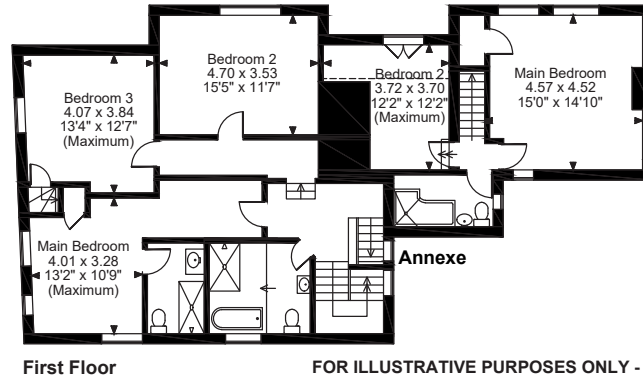
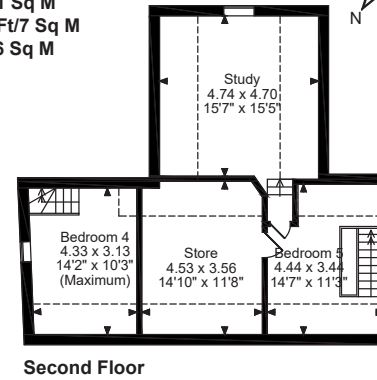
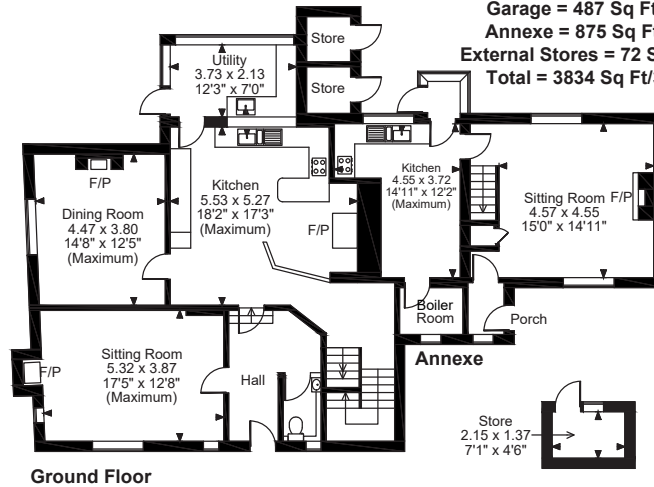
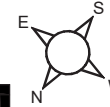
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Moat House Farm, Pratts Lane, Mappleborough Green, Studley

Approximate Gross Internal Area
 Main House = 2400 Sq Ft/223 Sq M
 Garage = 487 Sq Ft/45 Sq M
 Annexe = 875 Sq Ft/81 Sq M
 External Stores = 72 Sq Ft/7 Sq M
 Total = 3834 Sq Ft/356 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
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With over 25 years combined service within the Fine & Country brand, we took the pioneering step 10 years ago to form a joint partnership, combining each of our individual skills to greater effect offering our clients an unrivalled level of service. We enjoy the challenge of exceeding our client's expectations and take great pleasure in helping people move home as smoothly and stress free as possible.

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“We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process”... “Well worth the fee paid”

“A big thank you to both Martin and Rachel”



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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