



# HILLFIELD HOUSE

Liveridge Hill, Henley-in-Arden, Warwickshire



## COUNTRY HOME WITH LAND AND OUTSTANDING POTENTIAL

Situated on the edge of Henley-in-Arden, offering the perfect blend of peaceful countryside living and convenient town access with land in all about 10.47 acres.



Local Authority: Stratford-on-Avon District Council

Council Tax band: G

Tenure: Feehold



## SITUATION

Henley-in-Arden, a historic medieval market town, is home to a variety of shops, restaurants, public houses, and recreational facilities, including a fine parish church. The town features two primary schools and a choice of excellent state and private schools nearby, as well as top grammar schools in Stratford-upon-Avon.

Well-connected for commuters, Henley-in-Arden is just 8 miles from the M40 (J15), 7 miles from Warwick Parkway Station with direct trains to London Marylebone, and 15 miles from Birmingham International Airport. The area is also well-served by a local commuter train to Birmingham.

Henley-in-Arden 1 mile, Warwick Parkway Station 7 miles (trains to Marylebone from 90 minutes), M40 (J15) 8 miles, Warwick 8 miles (distances and time approximate).

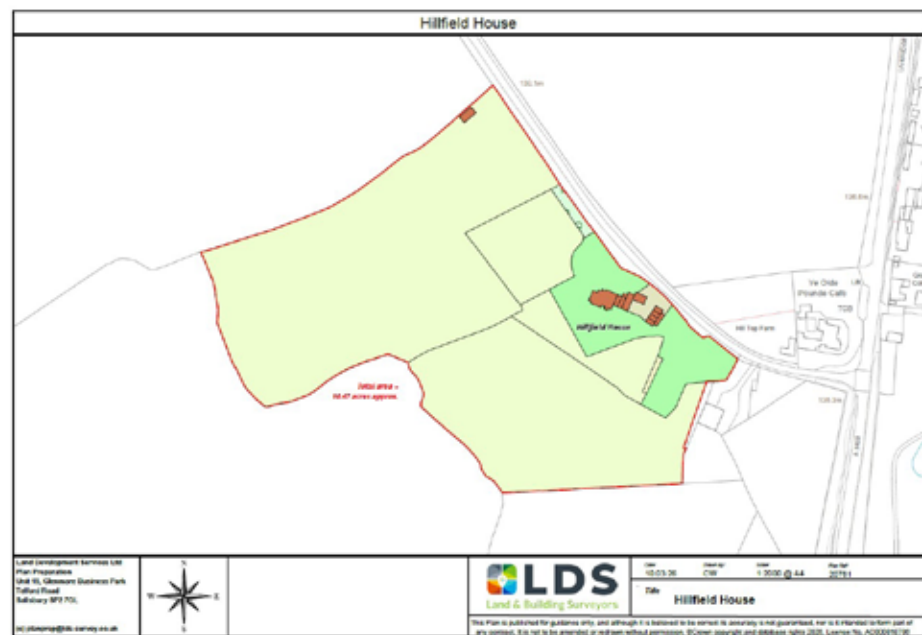
## THE PROPERTY

Hillfield House is a sizeable and impressive residence in a beautiful location, with panoramic views. Rarely does a home of such scale, setting and opportunity become available, making this a compelling prospect for those seeking a picturesque rural lifestyle with scope to personalise and enhance to their own tastes.

A welcoming entrance hall provides access to the principal ground-floor rooms, including an elegant drawing room, a well-proportioned dining room, and a spacious dining kitchen, ideal for family living and entertaining. Practicality is well catered for with a utility room, laundry and cloakroom, ensuring the ground floor flows effortlessly for modern-day to-day life.

The upper floors offer extensive, flexible accommodation. The principal bedroom has superb views and is supported by three further bedrooms, three bathrooms, and a dedicated home office/further sitting room, offering excellent versatility for family living, visiting guests, or those working from home.





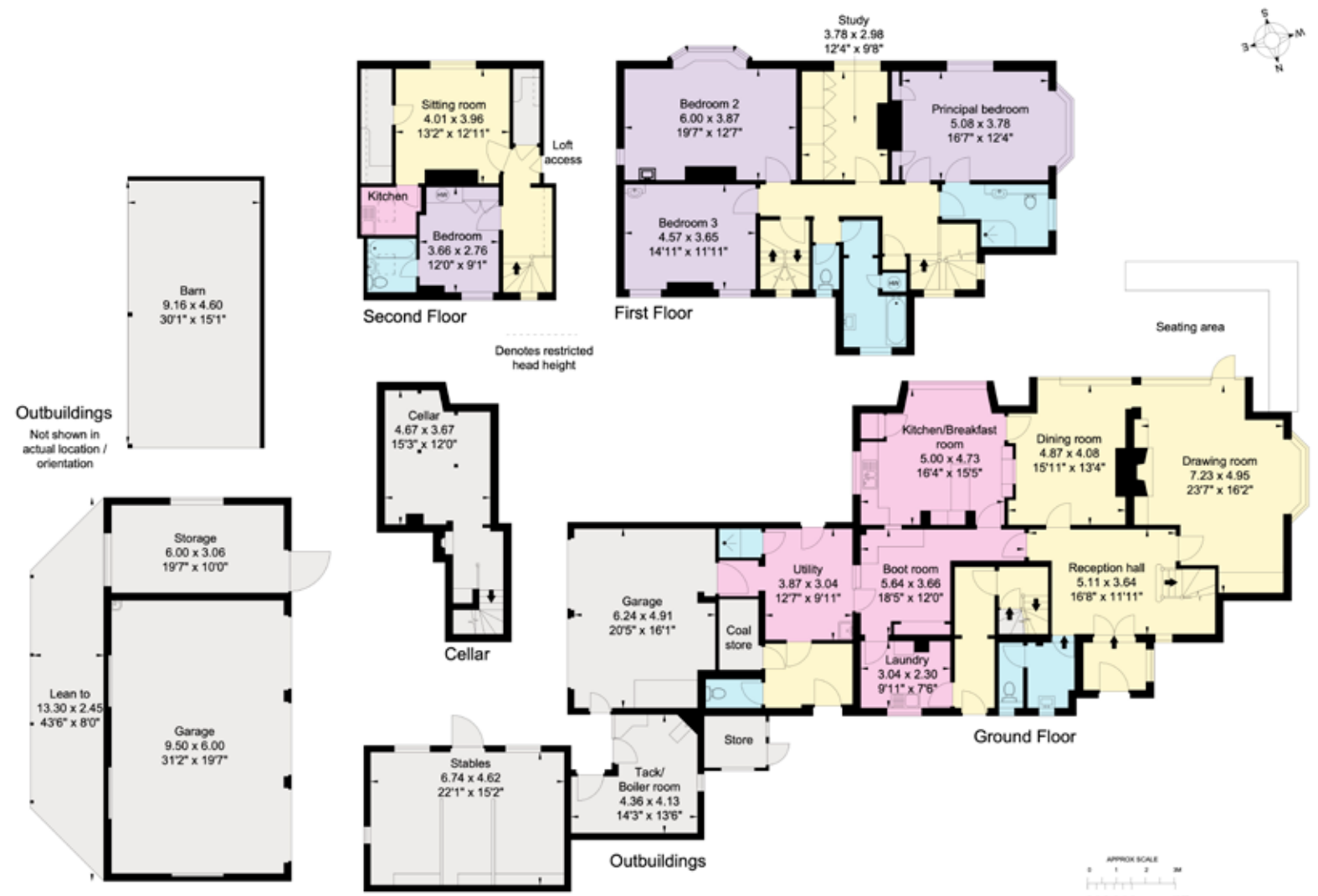
Outside, a large gated driveway provides a fitting approach and leads to a double garage, the stables, a triple garage block with a store, and a variety of additional outbuildings. Together, these offer immense potential for hobbies, storage, workshops, or future development (subject to the necessary consents).

The formal gardens are delightful, beautifully complementing the house, while the land, totalling in all about 10.47 acres, ensures the property works exceptionally well for those with equestrian or smallholding interests, or simply for those seeking space and privacy in a glorious country setting.

Services: Oil fired central heating. Private drainage. Electricity connected. Well-fed water to the house which is also connected to the mains.

What 3 words: [///projects.september.upsetting](http://projects.september.upsetting)





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.

**Hillfield House  
Henley-in-Arden**

**APPROXIMATE GROSS INTERNAL FLOOR AREA:**  
 House: 366 sq m (3,941 sq ft)  
 Outbuildings: 231 sq m (2,488 sq ft)  
 Total: 597 sq m (6,429 sq ft)  
 inc. restricted head height  
 © Cotswold Plans Ltd ma/16482



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Date: 26 March 2026  
Our reference: STR012577988

## Hillfield House, Liveridge Hill, Henley-in-Arden, B95 5QT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,450,000**.

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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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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