



COMBROOK HOUSE

Combrook, Warwickshire



A MAGNIFICENT GRADE II LISTED PROPERTY

With extensive accommodation, party barn, garaging, separate cottage and annexe, equestrian facilities, outbuildings nestled in approximately 14 acres.

Accommodation

Reception hall | Dining room | Drawing room | Kitchen/breakfast room | Family room | Study | Utility room | Boot room
Cloakroom | Pantry | Wine cellar | Boiler room

Principal bedroom with en suite bathroom and two dressing rooms | Five further bedrooms (one en suite) | Two family bathroom | Sitting/games room

Outbuildings

Three bedroom cottage | One bedroom annexe | Party barn | Six double garages | Several large agricultural buildings | Stables | Car storage facility | Manège

Garden & Grounds

Well stocked garden | Extensive Lawns | Large outdoor entertaining area | Patios | River frontage | Paddocks | Orchard | Mature trees & hedging | Former tennis court

In all approximately 14.39 acres

Distances: M40 (J12) 6 miles, Stratford-upon-Avon 10 miles, Warwick 10.6 miles, Leamington Spall miles, Banbury 13.3 miles
(All distances and times are approximate)



LOCATION

Nestled in a picturesque valley beneath the grounds of Compton Verney Lake and the historic Compton Verney House, Combrook is a delightful conservation village in Warwickshire. At the heart of the village stands a fine parish church, reflecting its rich heritage and community spirit.

Nearby villages such as Kineton and Wellesbourne offer a wide array of local amenities, including public houses, butchers, a convenience store, doctors' surgery, veterinary clinic, florists, and hairdressers.

For more extensive shopping, dining, and leisure facilities, Stratford-upon-Avon, Leamington Spa, and Warwick are all within easy reach. Additionally, Moreton-in-Marsh, just 14 miles away, provides a gateway to the Cotswolds, ideal for weekend escapes and countryside adventures.





Excellent Transport Links:

- M40 (J15) for routes north to Birmingham and the M42.
- M40 (J12) for Oxford and London to the south.
- Mainline rail services from Warwick Parkway and Banbury offer direct connections to Birmingham and London.

The area is renowned for its excellent selection of state, grammar, and private schools. Local options include:

- The Croft (Loxley), Warwick Preparatory School, and Sibford School (Banbury).
- Senior schools such as Warwick School for Boys, King's High School, King Edward VI School (Stratford-upon-Avon), Bloxham, Tudor Hall (Banbury), and Rugby School.
- Stratford-upon-Avon also boasts highly regarded grammar schools for both boys and girls.

COMBROOK HOUSE

This Grade II listed home, dating back to the late 16th century, has been sympathetically modernised to create a substantial yet manageable country home. Rich in character and period charm, the house offers versatile accommodation, ideal for both entertaining and larger families.

A wealth of original features has been beautifully preserved, including open fireplaces, exposed timbers, stone mullioned windows, exposed floorboards, wood panelling, and working shutters. These historical elements are seamlessly complemented by modern improvements, such as a bespoke handmade kitchen with island and Everhot range cooker, as well as elegant stone flooring in the kitchen/breakfast/family room. Throughout the home, stylish cast iron radiators with custom covers, contemporary bathrooms, and extensive built-in wardrobes and storage provide everyday comfort and convenience.









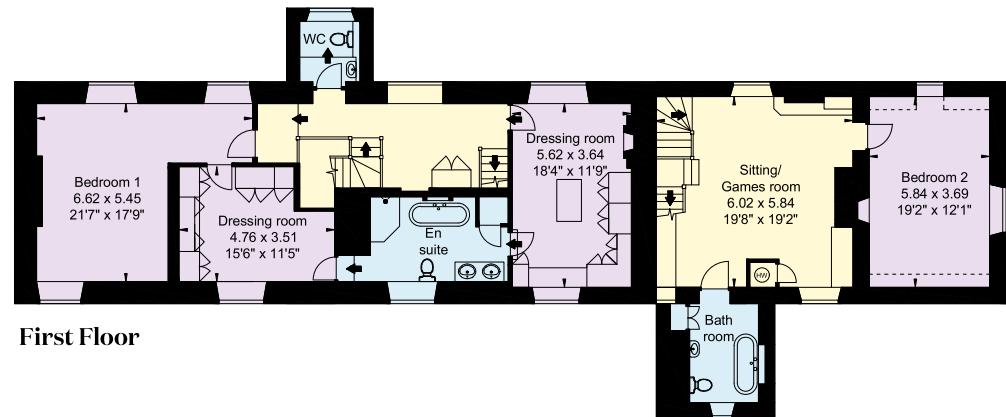
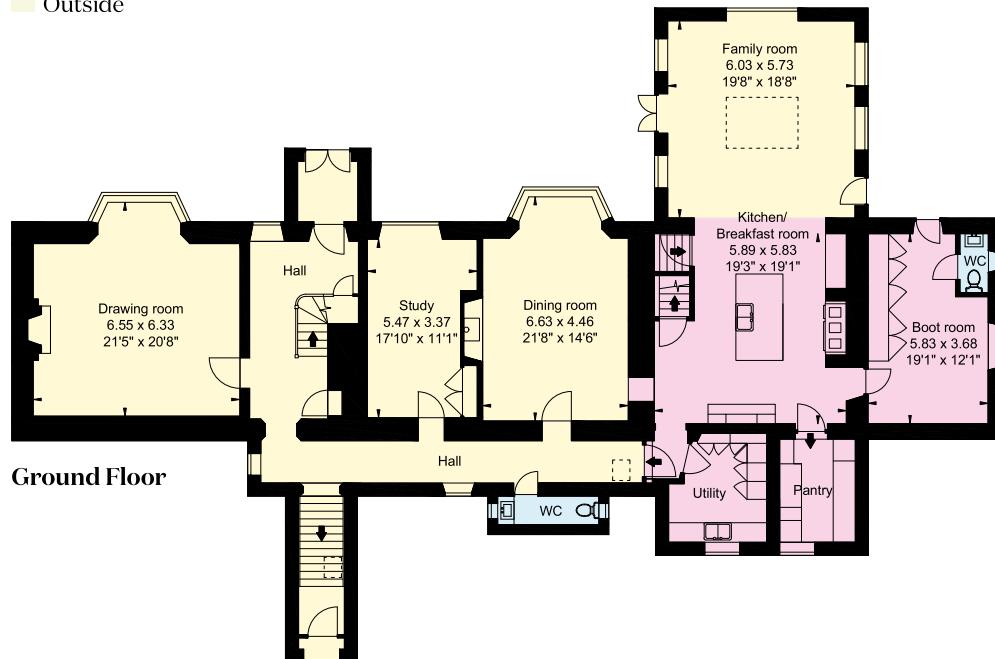


The layout has been thoughtfully designed to offer flexibility and flow, featuring both principal and secondary staircases, ideal for family living and visiting guests. On the first floor, a spacious sitting room or playroom offers a relaxed and versatile space, while the second floor bedrooms are particularly well-suited to teenagers or extended family.

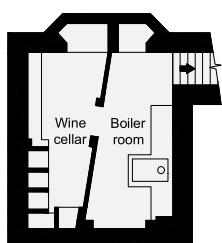
The principal suite comprises a generous bedroom, a spacious bath and shower room, and a well-appointed dressing room, creating a private and restful retreat within this exceptional property.



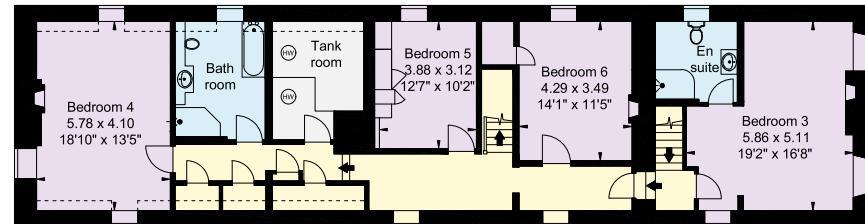
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Denotes restricted head height



Cellar



Approximate Gross Internal Area
House: 617 sq m (6,642 sq ft)

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.



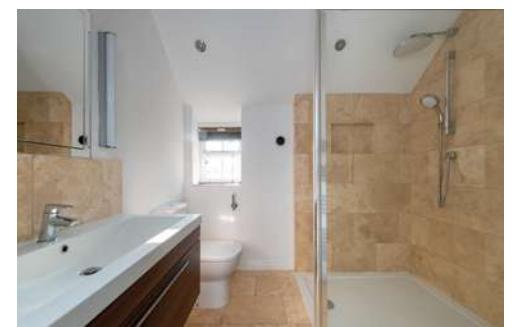
OUTBUILDINGS

In addition to the main house, the property boasts a superb separate party barn, formerly an indoor swimming pool, now transformed into an exceptional entertaining space. This impressive area includes a fully fitted bar and opens out through glazed doors onto an expansive decked BBQ and seating terrace, perfect for entertaining in the summer.

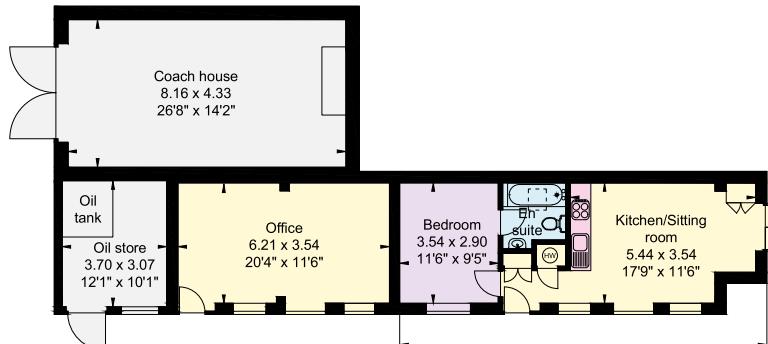
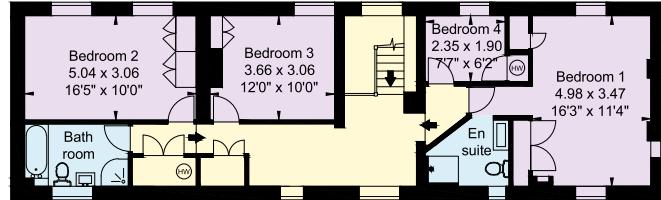
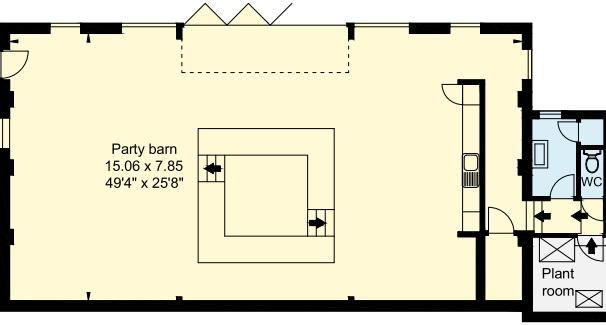
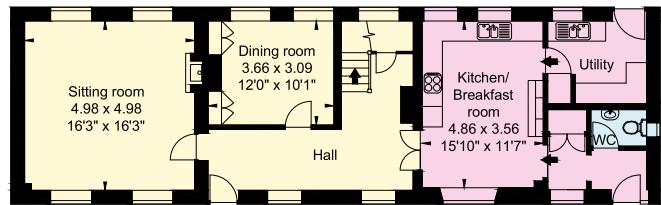
The property also features extensive garaging, comprising six double garages and ample off-road parking, making it ideal for car enthusiasts or those requiring significant storage.



Additional accommodation is provided by a detached three bedroom cottage, offering excellent potential for multi-generational living, guest accommodation, or holiday letting. There is also a one bedroom annexe, further enhancing the flexibility of the property.



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



Approximate Gross Internal Area

Cottage: 184 sq m (1,982 sq ft)

Annexe: 36 sq m (388 sq ft)

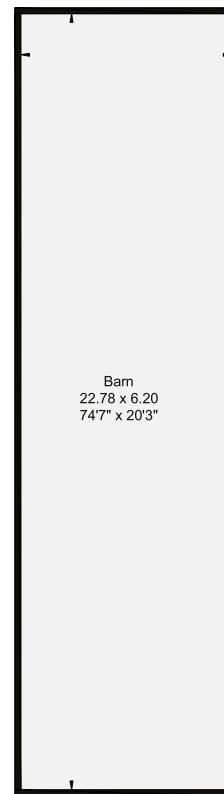
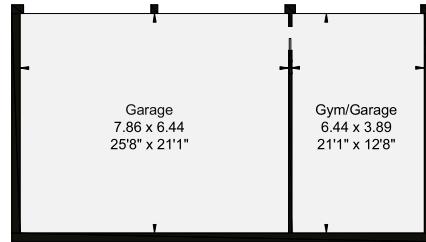
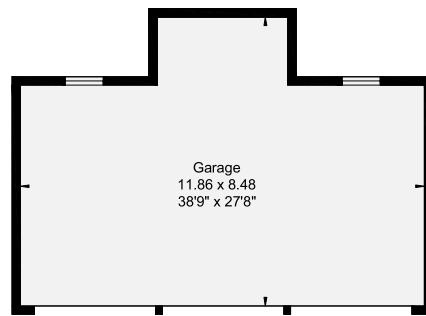
Party barn: 132 sq m (1,421 sq ft)

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.

A wide range of traditional and modern outbuildings includes agricultural barns, an implement store, workshop, and dog kennels, catering to a variety of uses. For equestrian enthusiasts, the property is exceptionally well-equipped, with a 60m x 20m all-weather arena, timber stabling, and watered, post-and-rail paddock grazing, extending to approximately 14.39 acres in total.

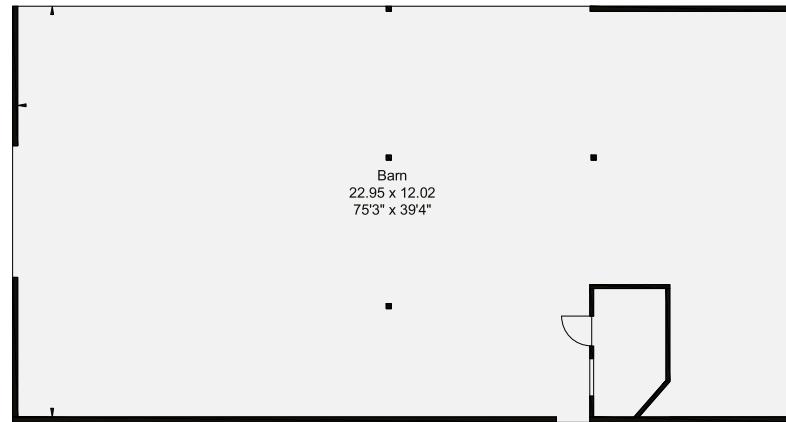
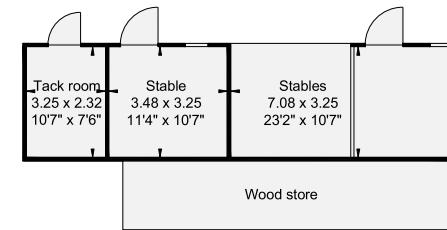
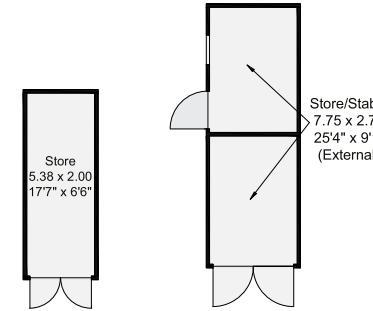


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuildings

Not shown in
actual location /
orientation



Approximate Gross Internal Area
Outbuildings: 771 sq m (8,300 sq ft)

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.



GARDEN & GROUNDS

The gardens and grounds are a particular feature, beautifully maintained and bordered by a gentle stream. Highlights include an orchard, areas of stone terracing, well-kept lawns, and a variety of mature trees, offering both privacy and seasonal colour. A former tennis court with a charming, thatched tennis hut adds a unique recreational feature to the grounds.









PROPERTY INFORMATION

Services: House – Oil fired central heating. Mains water, electricity and drainage.

Fixtures & Fittings: All items known as fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation.

Local Authority: Stratford on Avon District Council: 01789 267575.

Tenure: Freehold

EPC Rating: House – F, Cottage – E, Annexe - E

Council Tax: Band H

Rights of Way: There is a public footpath and bridleway over the land, please refer to the boundary plan.

Listing: The property is Grade II listed.

Viewing: Strictly by prior appointment with sole agents Knight Frank.

Directions

Postcode: CV35 9HN

what3words: //manual.masks.shippers



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."



James Way

01789 297735

james.way@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

knightfrank.co.uk

Jamie Robson

020 7861 1549

jamie.robson@knightfrank.com

Knight Frank Country Department

55 Baker Street, London

W1U 8AN

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.





Date: 27 November 2025
Our reference: STR012216914

Combrook House, Combrook, Warwick, CV35 9HN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£3,750,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully

A handwritten signature in black ink that reads 'Knight Frank'.

KNIGHT FRANK LLP

Enc:

James Way
Partner, Head of Midlands Sales
+44 1789 206 950
james.way@knightfrank.com

Jamie Robson
Partner, Central
+44 20 7861 1549
jamie.robson@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

Your partners in property

V4.3 Sep 24