



THE FARMHOUSE ON THE GREEN

Upper Quinton, Stratford-upon-Avon



A CHARMING, GRADE II LISTED VILLAGE FARMHOUSE DATING FROM THE LATE 16TH CENTURY

Standing in gardens of approximately one-third of an acre and enjoying glorious views
across the village green towards Meon Hill



6



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EPC

E

Services: Mains electricity, water and drainage are connected to the property. Oil fired central heating and oil-fired four oven AGA.
EE broadband connected to the property.

Fixtures and fittings: All those mentioned in the particulars are included in the sale; all others are excluded. However, certain items,
such as the curtains and blinds, may be available by separate negotiation.

What 3 Words (CV37 8SX): ///thousands.loosed.slamming

Tenure: Freehold

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

Council Tax Band: G

Viewing: By prior appointment only with the agents



ACCOMMODATION & AMENITIES

Accommodation & Amenities

Drawing room | Sitting room | Kitchen/Breakfast room | Dining room
Boot Room | WC

6 bedrooms (1en suite) | Family bathroom

Outside

Grounds extending to 1/3 acre | Studio | Workshop | Greenhouse





SITUATION

The Farmhouse on The Green is situated within the historical and quintessential South Warwickshire village of Upper Quinton, lying on the Warwickshire/ Gloucestershire border between Stratford-upon-Avon and the Cotswolds. Upper Quinton is a civil parish with the Meon Medical Centre, approximately 6 miles south of Stratford-upon-Avon, and the neighbouring village of Lower Quinton offers a shop, a pub, a post office and a primary school.

The village lies at the foot of Meon Hill, at the beginning of the Cotswold Escarpment in the Cotswold Area of Outstanding Natural Beauty and is beautifully positioned on the Heart of England Way.

Extensive leisure and cultural facilities can be found in Stratford-upon-Avon, home of the Royal Shakespeare Theatre, and in the Cotswold market town of Chipping Campden. Moreton-in-Marsh is also easily accessible, offering a regular, fast train service to London Paddington. There is an excellent range of state, private and grammar schools in the area, including Warwick School, Warwick Junior School, King's High School and Warwick Prep in Warwick, Stratford Girls' Grammar School and King Edward VI Shakespeare's School for boys in Stratford, and Chipping Campden School.

Distances

Mickleton 3 miles, Stratford-upon-Avon 7½ miles, Honeybourne 6.8 miles (mainline to London Paddington), Chipping Campden 6 miles, Shipston-on-Stour 8.3 miles, Broadway 9 miles, Moreton-in-Marsh 13 miles (distances and times approximate)

DESCRIPTION

The property has been extensively refurbished by the current owners, with significant improvements including a full rewire, a new plumbing system with replacement radiators throughout, and the installation of a new boiler and hot water cylinder, while retaining a wealth of original features, including exposed timbers, flagstone and quarry-tiled floors, inglenook fireplaces and window seats. The front door opens into a welcoming porch and onwards to the magnificent drawing room with the benefit of a large inglenook fireplace. Beyond lies the sitting room which continues the wealth of exposed timbers and features an attractive open fireplace with stone surround. Both reception rooms enjoy delightful views across the village green. The dining room features a flagstone floor, fitted shelving and French doors opening directly onto the rear courtyard and garden. The farmhouse kitchen/breakfast room includes a restored AGA which is housed in a large inglenook and a range of handmade oak units with Decton Trilium worktops. Adjoining the kitchen is a practical boot room and utility area, together with a cloakroom/WC, with access to the rear courtyard.

The first floor offers a generous Principal bedroom suite comprising a spacious bedroom, dressing room and en-suite shower room. Two further bedrooms, one of which is currently used as a study, are served by a well-appointed family bathroom featuring a roll-top bath, twin wash basins and period-inspired fittings.

The upper floors provide three additional bedrooms, each with exposed beams and timbers, creating flexible accommodation ideal for family living, guests or home working.



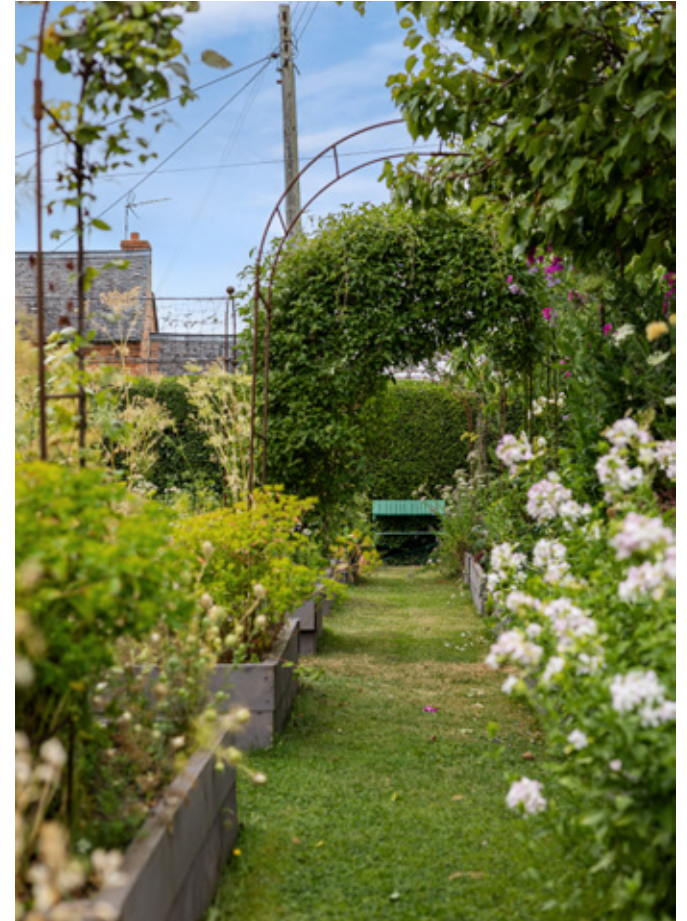




OUTSIDE

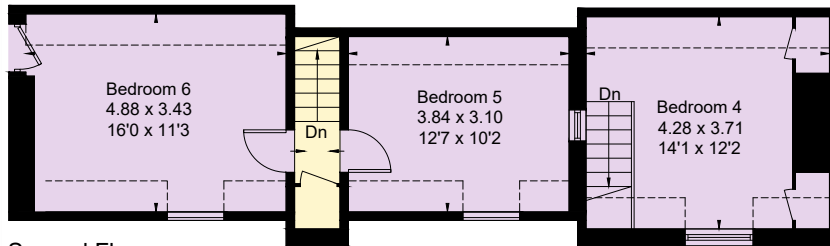
The property is approached via a gravelled parking area providing ample off-road parking and leading to an attractive paved courtyard. A particularly useful range of outbuildings includes a workshop and separate studio, offering excellent potential for a variety of uses including home office space, creative pursuits or ancillary accommodation, subject to obtaining any necessary consents.

The delightful gardens are enclosed by mature hedging and enjoy a high degree of privacy. A picturesque stream meanders through the grounds, complemented by extensive lawns, established flower borders, ornamental trees and raised vegetable beds. In all, the plot extends to approximately one-third of an acre.

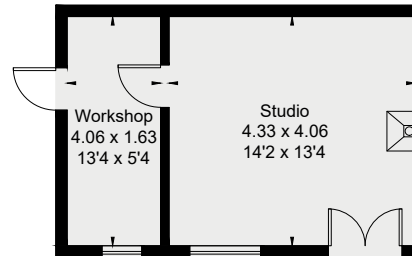




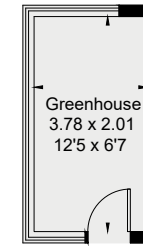




Second Floor

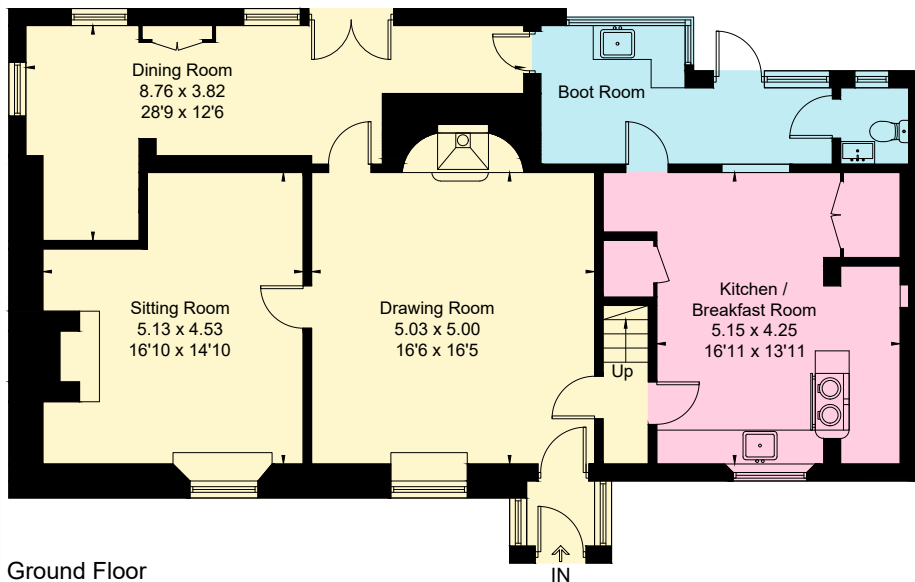


(Not Shown In Actual Location / Orientation)
Outbuilding

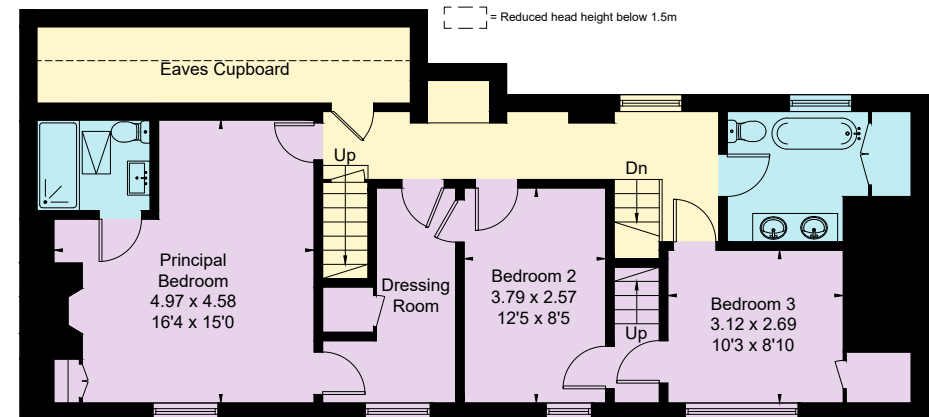


(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

Approximate Floor Area = 257.9 sq m / 2776 sq ft
Outbuildings = 32.5 sq m / 350 sq ft
Total = 290.4 sq m / 3126 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.

We would be delighted
to tell you more.

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Date: 21 July 2026
Our reference: STR012601473

The Farmhouse On The Green, Upper Quinton, Stratford-upon-Avon, CV37 8SX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,300,000.

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

We'd love to help you.

Yours faithfully



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V4.3 Sep 24