



WILLOW COTTAGE

New Farm, Chadshunt, Near Kineton, Warwickshire



A PERIOD FOUR-BEDROOM COTTAGE

in a quiet rural position between the villages of Gaydon and Kineton,
offering outbuildings, a lovely garden extending to approximately $\frac{1}{4}$
acre and open countryside views.



3-4



1



1-2



E



Local Authority: Stratford-on-Avon

Council Tax band: D

Tenure: Freehold



SITUATION

Chadshunt is a charming hamlet just 1 mile north of Kineton on the road to Gaydon. Kineton offers an excellent range of everyday amenities, including shops, a post office, bakery, pharmacy, opticians, doctors' surgeries, pubs, churches, sports facilities and highly regarded primary and secondary schools. The Cotswolds lie to the south, while Stratford-upon-Avon, Warwick, Leamington Spa and Banbury provide extensive shopping, dining and leisure opportunities. The area is well served by renowned independent and state schools. Willow Cottage enjoys excellent transport links, with M40 Junction 12 just 2 miles away, providing easy access to Birmingham, London and the wider motorway network. Regular rail services from Banbury reach London Marylebone in as little as 54 minutes, while Birmingham International Airport is approximately 27 miles away. The surrounding countryside offers superb walking routes, including Edgehill and the Burton Dassett Hills.









THE PROPERTY

Occupying a peaceful position at the end of a quiet rural lane, Willow Cottage enjoys stunning views across the South Warwickshire countryside towards Edgehill and Burton Dassett Hills Country Park.

Originally built around 1840 as a farm labourer's cottage for New Farm, the property is now one of just three homes in this idyllic setting. Characterful and well presented throughout, the accommodation includes a welcoming reception hall, triple-aspect sitting room with wood-burning stove, kitchen/dining room, garden room, utility room, family bathroom and a versatile ground-floor fourth bedroom/study.

Upstairs, the light-filled principal bedroom enjoys a triple aspect, complemented by two further well-proportioned bedrooms. The former animal stalls have been partly converted to create the kitchen, with further conversion potential subject to the necessary consents.







GARDENS AND GROUNDS

A gravel driveway with ample parking for several vehicles leads to a gravel pathway to the front of the property and front door with electric light. The gardens and grounds surround the property to all sides, enjoying mature trees and plants with a paved terrace, and views over the surrounding countryside and beyond towards Edge Hill.

The property further benefits from a greenhouse, garden sheds and a summer house, of which has part-glazed double doors to the front and outlook to three sides, fitted with electric, light and power supply.

To the rear of the property, the gravel driveway continues to an attached barn with two bays exposed to the roof and a single garage with double doors to front, electric light and power supply with mezzanine storage level.







Services:

Mains water and electricity are connected. Private sewage. Oil-fired heating with external boiler. Ofcom Broadband availability: Standard. Ofcom Mobile outdoor coverage good: 3, EE, Vodafone & O2.

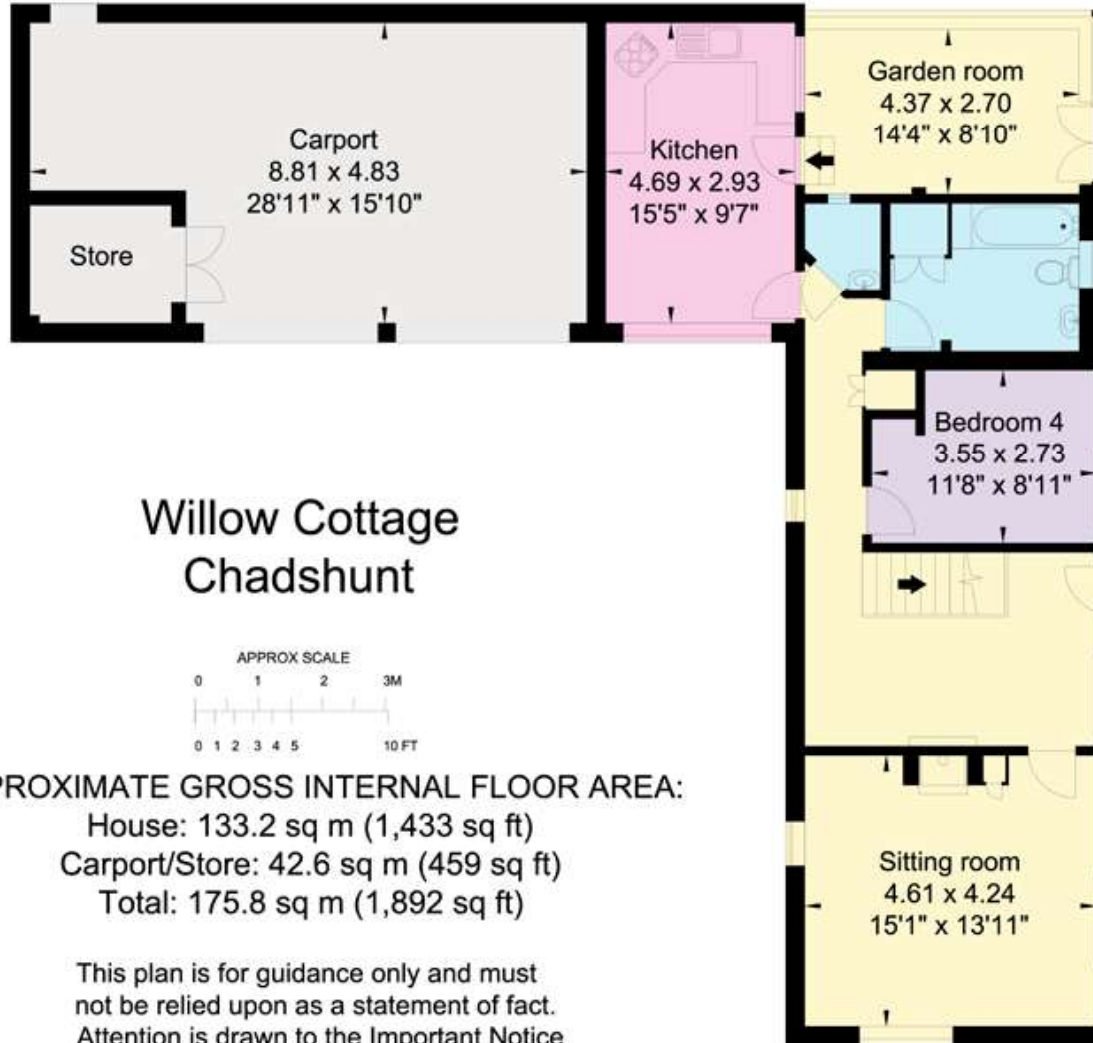
What3Words: ///fidelity.prongs.huddled

Directions: Postcode CV35 0EE.

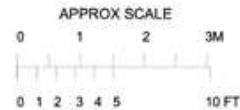
From Kineton village, proceed North on the Southam Road towards Gaydon. Upon leaving the village, after approximately ¼ mile, the lane to New Farm will be found on the right-hand side. Proceed to the end of the lane where the property is the last on the left.







Willow Cottage Chadshunt



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 133.2 sq m (1,433 sq ft)
 Carport/Store: 42.6 sq m (459 sq ft)
 Total: 175.8 sq m (1,892 sq ft)

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.

Ground Floor



First Floor



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Date: 02 October 2026
Our reference: STR012597117

Willow Cottage, New Farm, Chadshunt, Near Kineton, CV35 0EE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£735,000**.

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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