



## Oakham Farm, Ettington Road, Nr Loxley

Offers Over **£650,000**

## Oakham Farm, Ettington Road

Nr Loxley, Warwick

A rare opportunity to purchase a beautiful barn conversion with views over the surrounding countryside, set within the grounds of a small farm. 1 Oakham Farm was converted in 2004 and sits tucked away within the farm grounds, having stunning views across the fields. The barn has been thoughtfully converted, and its beams, doors and floorboards are crafted from the oak trees in the farm woods which are visible from the barn. The kitchen dining room is the real heart of the house, enjoying views out to the fields and beyond. To one side of the kitchen, a door leads through to the sitting room with dual aspect windows. Double doors then lead to the garden room which has a woodburning stove and bifold doors onto the rear enclosed garden. The large hall in the centre of the house leads on to a decent size utility room with storage cupboards, a WC and has a door off to the office, which is large enough to use a bedroom, built with the idea that this end of the house could be used as an annexe, should it be needed. There is a further door out to the front side of the property and also a door to the side, opening to a large strip of land, that could be a separate garden to enjoy the view or extra garden ideal for a veggie patch or for chickens.





The stairs rise from the hallway to a single bedroom/ study which has access to the sauna, a double built-in wardrobe and a walk-in airing cupboard. The principal bedroom with a walk-in wardrobe looks over the fields and has an en-suite bathroom. The second double bedroom also has a walk-in wardrobe and en suite shower room.

Outside there is a self-contained 4th bedroom with an en-suite shower room located at the end of the 2 garages and carport; ideal for guests or perhaps an Airbnb. Once passed through the farm yard a large gate opens to the front garden area with a paved driveway offering ample parking in addition to the 2 garages and carport, a raised terrace, lawned area and small outbuilding/store. There is also a private lawned garden to the rear accessed from the garden room, leading round to the extra strip of land to the side.

The property address is Loxley which is a pretty village with a community pub and primary school just a few minutes by car, there is a lovely walk across the fields from Oakham via a public footpath to the village. Also within a few minutes' drive you will find; Wellesbourne, a small town with all the amenities you need day to day doctors, supermarkets, school, gym etc. Ettington village has a great pub, shop/cafe, primary school and active community centre.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



#### DISCLAIMER

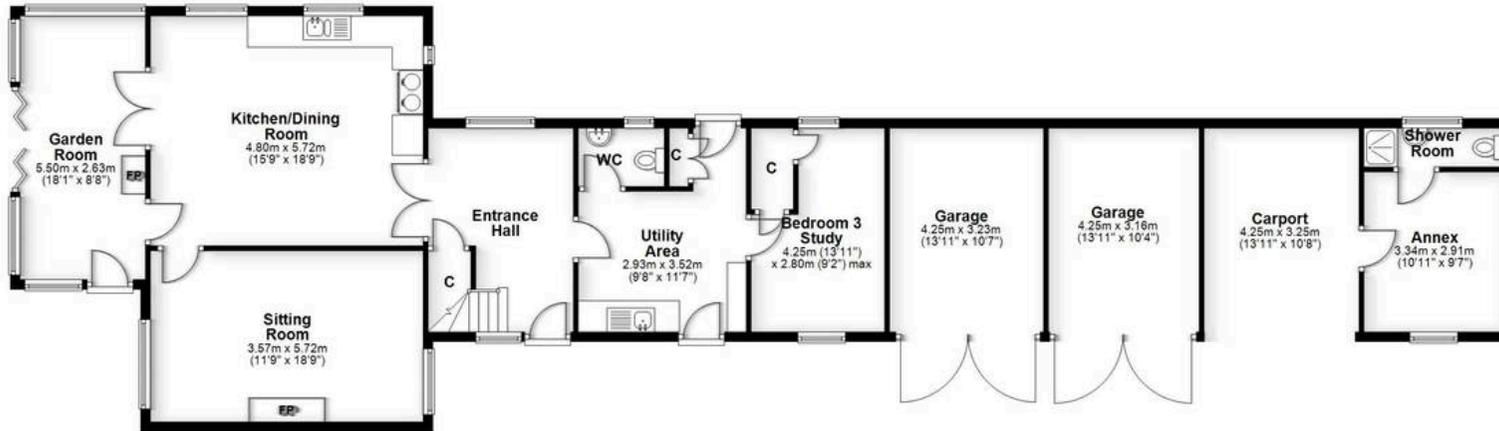
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

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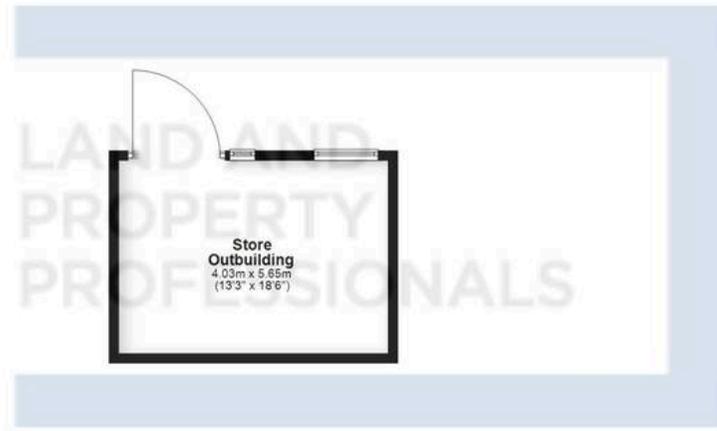
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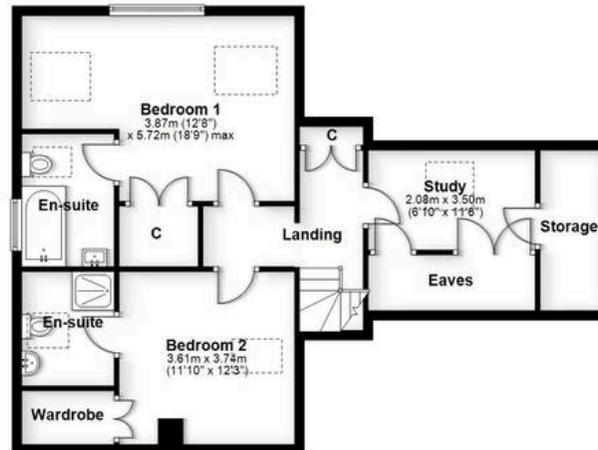
**Ground Floor**  
Approx. 162.4 sq. metres (1963.4 sq. feet)



SHELDON  
BOSLEY  
KNIGHT



**First Floor**  
Approx. 74.3 sq. metres (799.3 sq. feet)



Total area: approx. 256.7 sq. metres (2762.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUj.



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