






TUTNELLS HILL FARM

Newnham, Henley-in-Arden, Warwickshire



A FINE GRADE II LISTED FAMILY HOME IN THE HEART OF THE RURAL HAMLET OF NEWNHAM.

Combining historic charm with versatile living, featuring a 5/6-bedroom main house and an additional self-contained 1-bedroom apartment for exceptional flexibility.

   EPC
5-6 4 5-6 E

Tenure: Freehold

Local Authority: Stratford-on-Avon District Council

Council Tax band: H

Post code: B95 6DU

What3words: ///impresses.branded.clock

Services: Mains water and electricity are connected to the property.
Oil fired central heating. Drainage via a Klargester shared with Lower Farm. Broadband.

Viewing: By prior appointment only with the agents

SITUATION

Tutnells Hill Farm is located in the small hamlet of Newnham, positioned towards the end of a quiet no-through lane between Stratford-upon-Avon and Henley-in-Arden. The hamlet consists of two farms and several cottages, offering a peaceful rural setting.

Henley-in-Arden provides day-to-day amenities including shops, pubs, restaurants, a doctor's surgery, a veterinary practice, and both primary and secondary schools. The area offers a good selection of state, grammar, and independent schools, including Warwick Boys School, Stratford Girls and Boys Grammar Schools, and The Croft Preparatory School.

The property has convenient access to the M40, M42 and M5, and Warwick Parkway Station offers rail links to London Marylebone and Birmingham. Birmingham Airport is also within reach.

Stratford-upon-Avon is approximately 6 miles away, well known for its theatres and heritage attractions. Local leisure options include golf courses in Stratford and Warwick, and racecourses in Stratford, Warwick and Cheltenham.

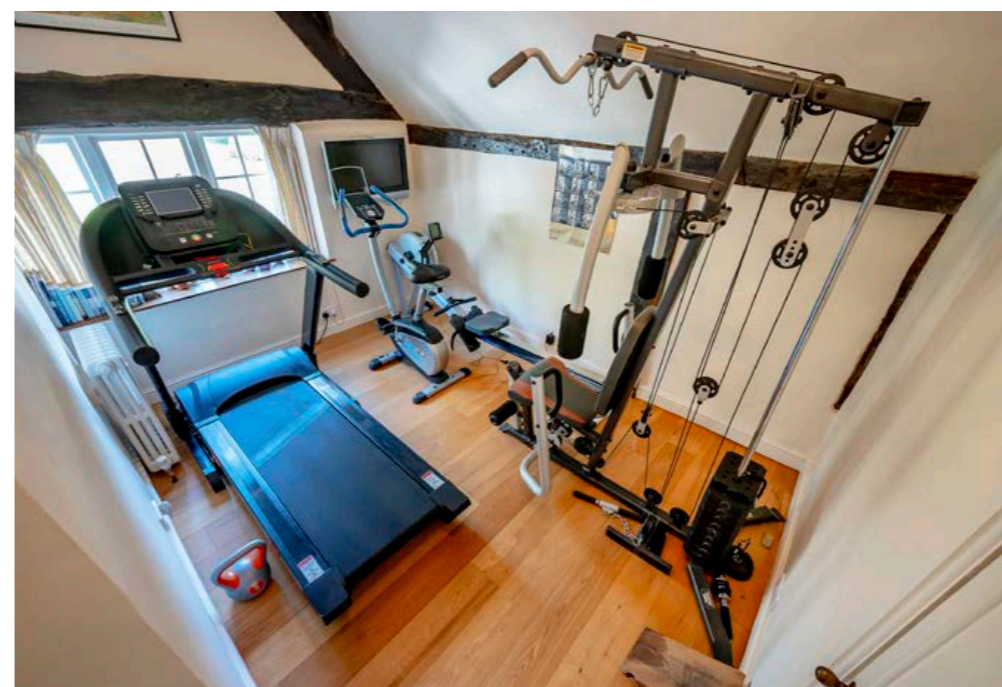
DISTANCES

Henley-in-Arden 5 miles, Stratford-upon-Avon 6 miles, M40 (J15) 10 miles, Warwick Parkway 10 miles (trains to London Marylebone from 69 minutes), Leamington Spa 14 miles, Birmingham International Airport 19 miles, Birmingham 21 miles, Coventry 23 miles (distances and time approximate).

DIRECTIONS

From Henley-in-Arden proceed south on the A3400 and through Wootton Waven. Pass the entrance to Edstone Hall on your left and take the next right into Salters Lane. Proceed along Salters Lane for approximately 0.75 mile and turn left sign posted Newnham. Travel along the lane through the hamlet and Tutnells Hill Farm will be found on the left hand side prior to the fork in the lane.





THE PROPERTY

Steeped in charm and rich with period detail, this attached home showcases an array of original features, including exposed timber beams, multiple fireplaces, and flagstone floors. The result is a warm, inviting home with abundant character – a home that highlights the classic character expected of quality heritage living.

A welcoming reception hall sets the tone for the property, featuring beautiful flagstone flooring and steps leading down to the principal reception rooms. The dual-aspect drawing room provides an elegant space for entertaining, complete with an attractive fireplace housing a log burner, while the dual-aspect dining room centres around an impressive Inglenook fireplace, also housing a log burner – perfect for family gatherings. A further sitting room with an open fire offers an additional cosy retreat.

The ground floor continues to delight with a kitchen/breakfast room with adjoining pantry, a useful utility, and a generous games room with double doors opening directly into the garden. A shower room, cloakroom and boot room add to the home's practicality and convenience.

The upper floors offer excellent family accommodation. The principal bedroom has its own en suite bathroom, complemented by four further well-proportioned bedrooms and two additional bathrooms. A sixth room – used by the current owners as a home gym – has potential to serve as another bedroom if required. A particularly useful home office is situated in the south-east wing, accessed via its own separate staircase, allowing privacy for work or study.





ONE BEDROOM APARTMENT

GARDENS, GROUNDS & ADDITIONAL ACCOMMODATION

Set within almost 1.83 acres of beautifully landscaped south-facing landscaped gardens and grounds, Tutnells Hill Farm has an exceptional setting that elevates it into a class of its own. Approached via a gated entrance, the property offers extensive parking and access to a substantial garage, capable of accommodating up to four cars. To the rear of the garage is a useful workshop/store, while the first floor has a one bedroom apartment – perfect for multi-generational living, visiting guests, or ancillary accommodation. The apartment comprises a generous open-plan kitchen/living room, a double bedroom and a shower room, adding valuable versatility.

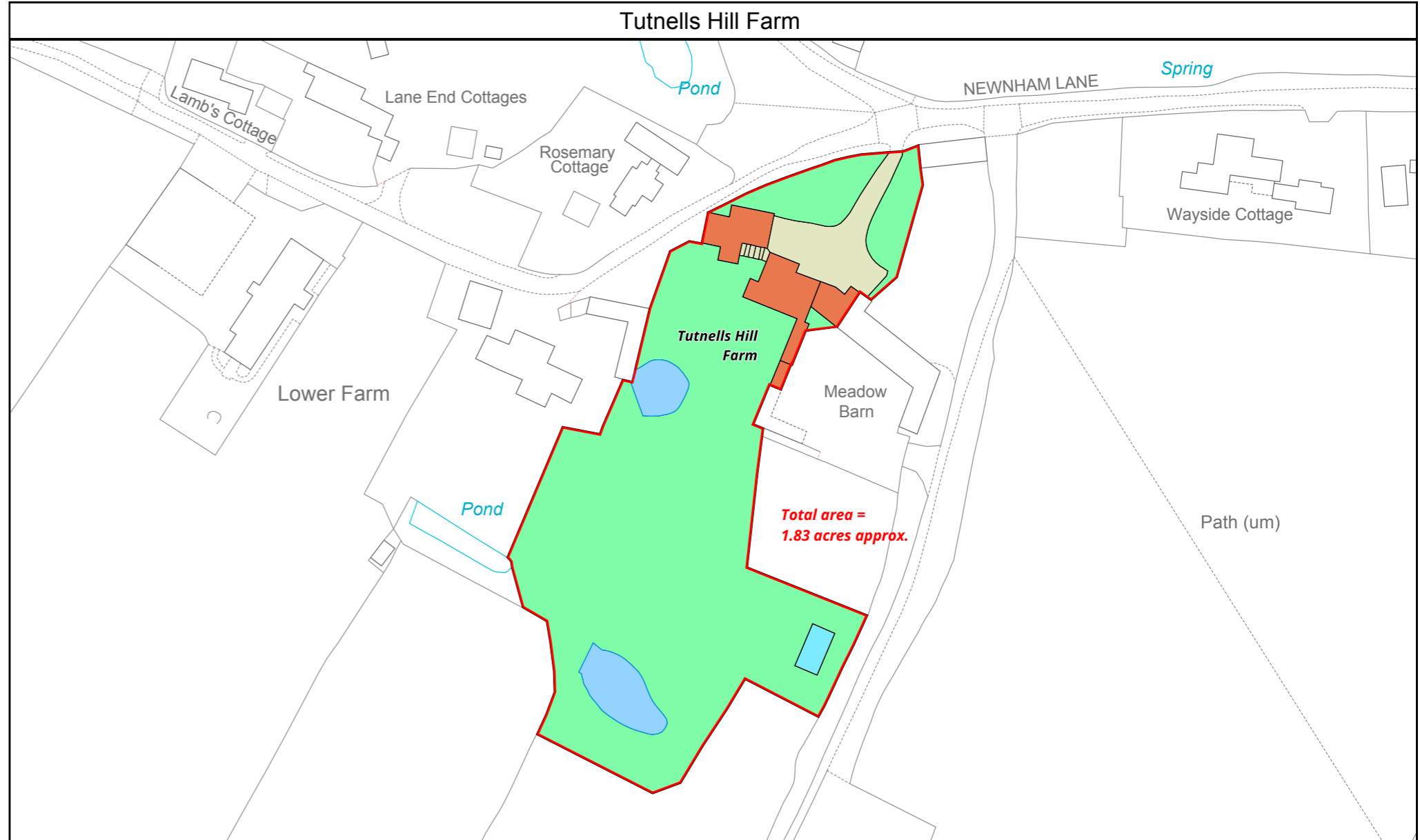


APARTMENT

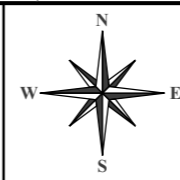
The rear of the main house opens onto an expansive patio spanning its width, providing an idyllic spot for outdoor dining and entertaining. From here, the formal gardens unfold, showcasing well-tended lawns, richly stocked flower beds, and thoughtfully planted borders. The gardens sweep gently towards a picturesque pond in the distance.

A Ha Ha subtly divides the formal gardens from the further land beyond, preserving uninterrupted views across the grounds while adding an attractive architectural feature. An outdoor heated swimming pool is an excellent addition for family enjoyment and relaxed summer living.

With its captivating vistas, generous acreage and superbly arranged outdoor spaces, the grounds at Tutnells Hill Farm perfectly complement the character and scale of the house itself. The result is an exceptional setting that works for family life, entertaining, and modern country living.



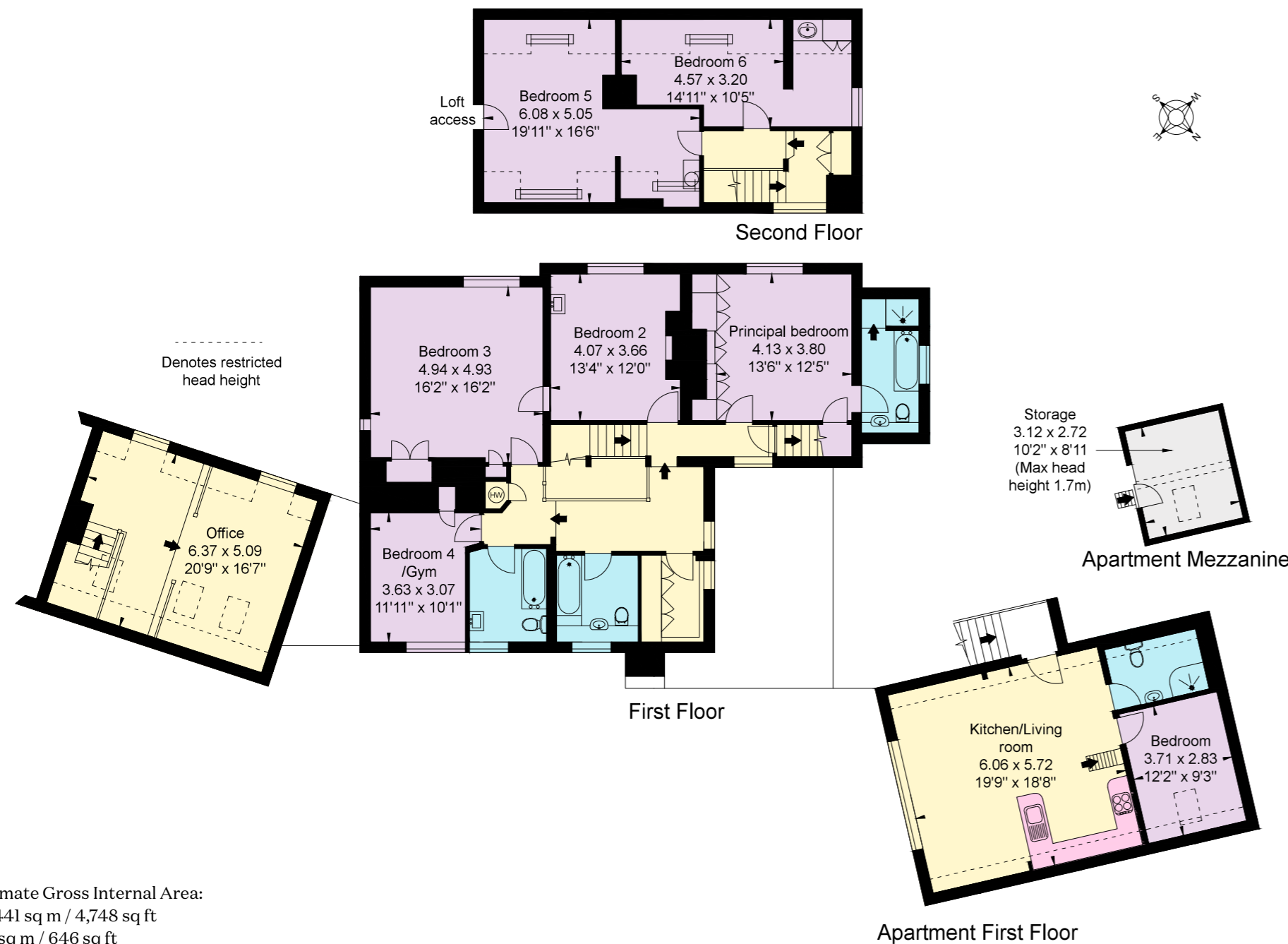
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Date: 24:02:26
 Drawn By: CW
 Scale: 1:1200 @ A4
 Plan Ref: 20748

Title
Tutnells Hill Farm

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Approximate Gross Internal Area:
 House: 441 sq m / 4,748 sq ft
 Flat: 60 sq m / 646 sq ft
 Outbuildings: 179 sq m / 1,928 sq ft
Total: 680 sq m / 7,322 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.



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We would be delighted
to tell you more.

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Date: 27 March 2026
Our reference: STR012421774

Tutnells Hill Farm, Newnham, Henley-in-Arden, B95 6DU

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,750,000.

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

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