

SECCOMBES

ESTATE AGENTS



Pritchard &
Company



Stamford Hall Farmhouse

ETTINGTON, STRATFORD UPON AVON, SOUTH WARWICKSHIRE CV37 7PA




Stamford Hall Farmhouse


**AN ELEGANT AND CHARMING GEORGIAN FARMHOUSE
HAVING SUBSTANTIAL ACCOMMODATION WITH
DELIGHTFUL GARDENS AND GROUNDS EXTENDING TO
OVER EIGHT ACRES IN ALL**


Shipston on Stour 6 miles, Stratford upon Avon 8 miles, Warwick 12 miles, Royal Leamington Spa 13 miles, Banbury 14 miles, Birmingham 41 miles, Oxford 48 miles (all distances and times are approximate)


 4  5  4  8.15 acres


 Stratford upon Avon – from 46 minutes to Birmingham Moor Street, Banbury - from 56 minutes to London Marylebone


 M40 (Junctions 12 Gaydon and 15 Longbridge Island)


 Leamington & County Golf Club, Stratford Park Hotel & Golf Club, The Welcombe, Stratford Oaks, Warwickshire Golf & Country Club and Feldon Valley Golf Club

 National Hunt racing at Stratford, Warwick, Cheltenham and Worcester; hunting locally with Warwickshire Hunt; polo at Dallas Burston, Offchurch Bury and Stoneleigh Park Polo Clubs

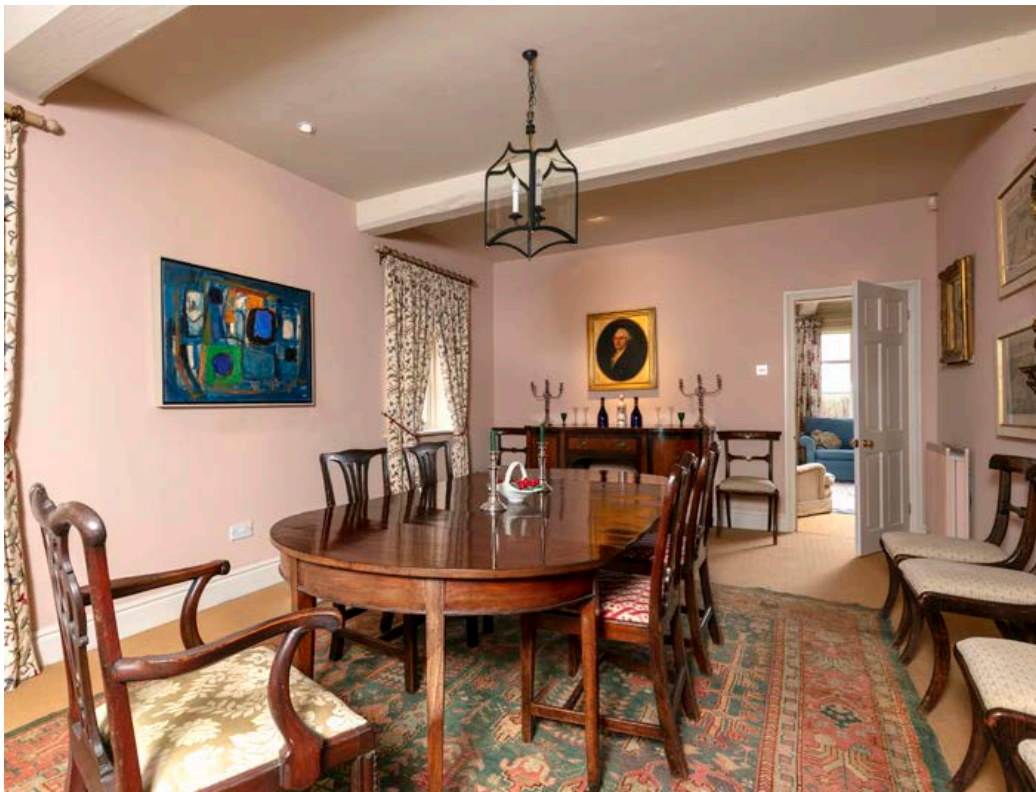
 Ettington C of E Primary School, The Croft Preparatory School, Warwick Preparatory School, Stratford upon Avon School, Stratford Girls' Grammar School, King's High, King Edward VI School, Kingsley School, Warwick School, Princethorpe College, Tudor Hall and Bloxham School

 Royal Shakespeare Company's theatres Stratford upon Avon, The Theatre Chipping Norton, Oxford Playhouse and New Theatre Oxford

 Charlecote Park, Shakespeare Birthplace Trust, Warwick Castle, Kenilworth Castle, Upton House, Broughton Castle, Hidcote Manor, Kiftsgate Court Gardens and Blenheim Palace

 Elan Spa at Mallory Court, The Welcombe Spa, Bannatyne Health Club & Spa Wildmoor and Macdonald Alveston Manor Spa





SITUATION

Stamford Hall Farmhouse is situated between Ettington and Pillerton Hersey in attractive rolling South Warwickshire countryside about eight miles south-east of Stratford upon Avon. Ettington, formerly known as "Eatington", is believed to have historic origins as a Saxon settlement and a Roman encampment. Today the village has a church, two public houses, primary school, village shop and Post Office. Further local amenities can be found in Kineton, about five and a half miles away.

Stratford upon Avon is widely considered a premier Midlands town providing a cosmopolitan lifestyle. It is famous throughout the world as the birthplace and home of William Shakespeare. There are excellent shopping and recreational facilities in the town. The historic towns of Warwick and Royal Leamington Spa are equidistant and provide additional town centre amenities. In addition, Shipston on Stour has ranked highly for the past few years in The Sunday Times Best Places to Live, and boasts a fine selection of independent shops, cafes, popular public houses, two boutique hotels and a Michelin listed restaurant as well as hosting the popular music event The Shipston Proms.

There are plenty of sporting facilities in the local area from golf to hunting and horse racing, and there are many fine walks via an abundance of bridleways and footpaths. The general area also offers many excellent gastro pubs. The Fosse Way Roman Road provides ready access to the surrounding regional centres.

THE PROPERTY

Stamford Hall Farmhouse is the principal house forming part of a select development of restored and converted properties comprises five dwellings in all with an active and friendly community. Set down a substantial tree lined drive the property enjoys a lovely courtyard setting and is attached to the adjoining property. The current owners purchased the house in the mid 1990's and embarked upon a programme of repair, restoration and alteration to provide a comfortable and charming home.

Whilst the present owners have sensitively restored the house and enhanced its unspoilt character there is considered to be further scope for improvement should a purchaser so wish.

The elegant Grade II Listed Georgian farmhouse is built of mellow red brick laid to Flemish bond with stone coped gables under a mainly slate roof laid to diminishing courses. There is a central six panelled front door with fan light and gabled hood supported on brackets. The house has many attractive features including open fireplaces, exposed timbers, flagstone flooring and cornicing. The property commands an enviable rural setting offering 4,177 sq ft of accommodation together with a further 1,142 sq ft of outbuildings. Whilst the house is enjoyed in its current configuration, the arrangement of rooms provides a versatile plan allowing considerable flexibility.

Internally, key attributes to the house include an attractive staircase hall with guest cloakroom. An impressive drawing room with views to the front looking east with generous ceiling heights providing a real feeling of space and light. There is a well proportioned dining room and a comfortable sitting room for day to day living. The charming kitchen/breakfast room has a vaulted ceiling being ideal for informal entertaining, fitted with a substantial range of hand painted cupboards and drawers and a Marshall oil fired kitchen range for both cooking and heating. A door from the kitchen provides access to a useful utility/ boot room.

Set out across the first floor is the master bedroom suite with views over the gardens towards the paddock together with two further bedrooms, an office/ bedroom six and a family bathroom all approached from a central and spacious landing.

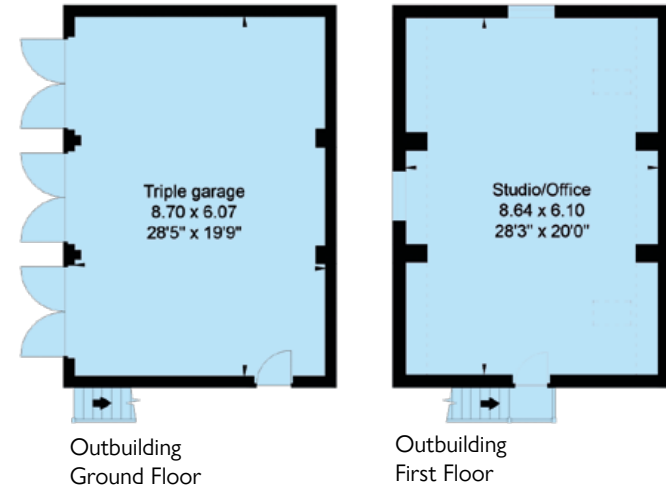
The second floor bedroom accommodation comprises two charming bedroom suites with exposed trusses again accessed from a spacious landing. There is substantial loft storage.



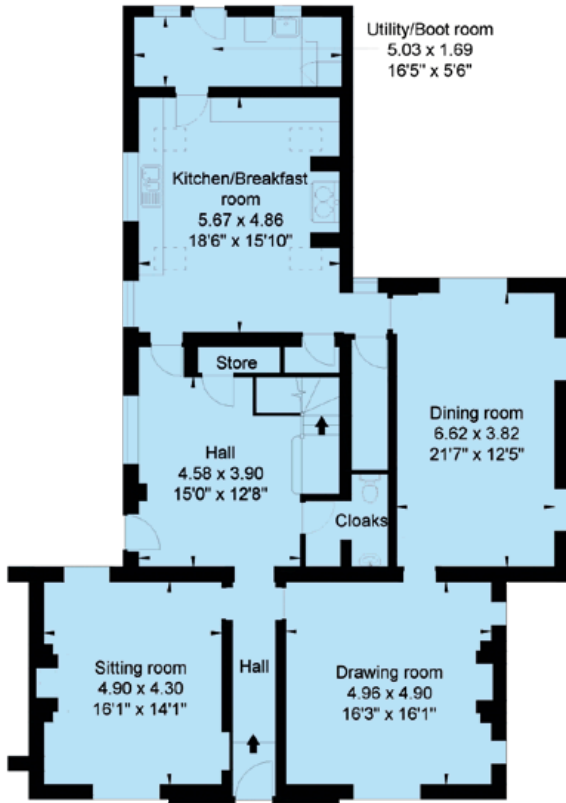


STAMFORD HALL FARMHOUSE

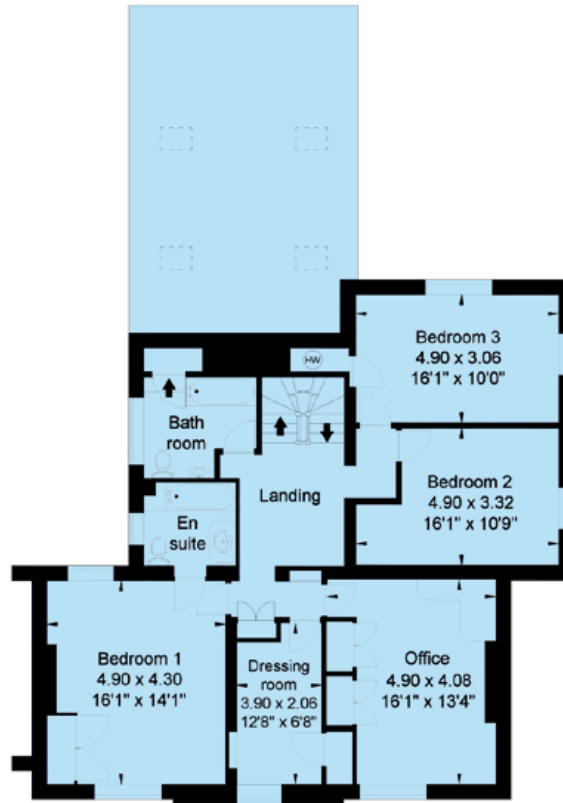
Approximate Gross Internal Area
 House: 388 sq m (4,177 sq ft) inc. Loft Storage
 Outbuilding: 106 sq m (1,142 sq ft)
 Total: 494 sq m (5,319 sq ft)



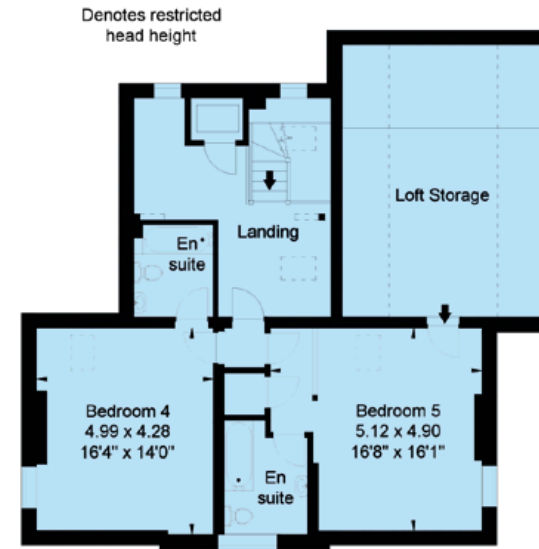
Not shown in actual location / orientation



Ground Floor

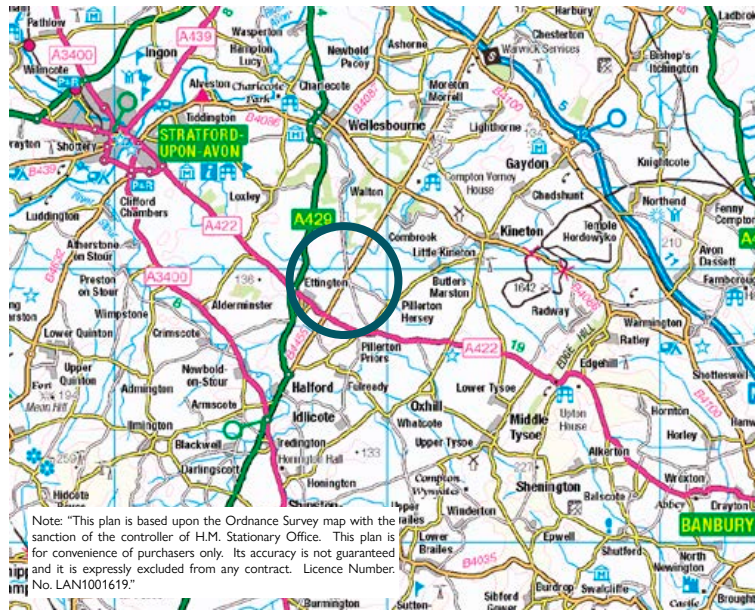


First Floor



Second Floor

Denotes restricted head height



Note: "This plan is based upon the Ordnance Survey map with the sanction of the controller of H.M. Stationary 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. LAN1001619."

OUTSIDE

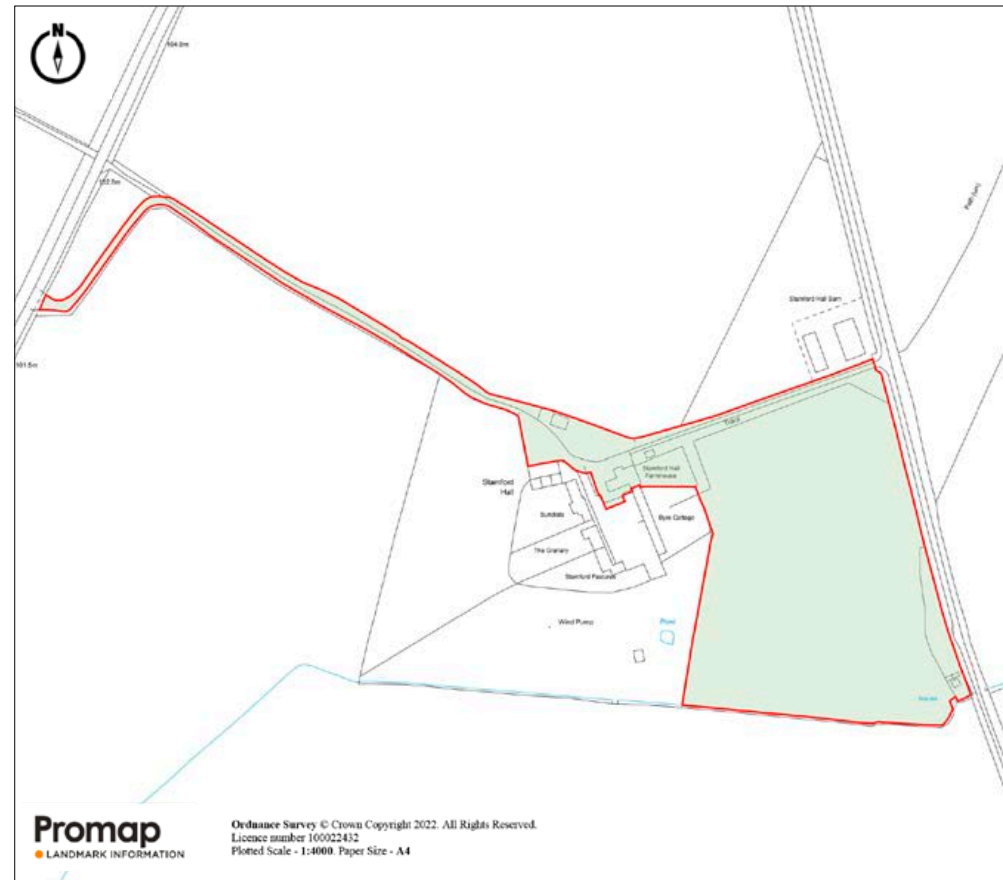
The delightful partly walled gardens are predominantly to the south and east of the house, having established hornbeam hedges to some boundaries. A wide expanse of level lawn is flanked by borders containing established plants for year round interest. There is a dedicated area for growing fruit and vegetables set behind established hedges. To the rear of the property is a gravelled courtyard ideal for alfresco summer dining.

The house is approached along two driveways. The drive from the Fosse Way (west) is shared, flanked with grass verges and interspersed with a variety of trees which leads to the rear of the house and on to four further dwellings. The drive from the east leads to the front of the house, is privately owned and is tree lined. Both lead to an extensive gravel parking and turning area.

Set away from the house is a triple garage block built of brick construction under a half hipped tiled roof and has three pairs of painted timber doors and separate pedestrian door. External stairs rise to a useful studio/office over with wooden flooring. This space is currently used as an artist's studio, but would be ideal for working from home or, with some alteration, additional accommodation to the main house, subject to the relevant consents.

The paddock, of about 6.42 acres, lies to the east and is laid to permanent pasture and has been carefully planted up and managed as a wildflower meadow. Principally accessed from the front drive, the paddock offers scope to those buyers with a particular interest in horses.

The total area amounts to approximately 8.15 acres.

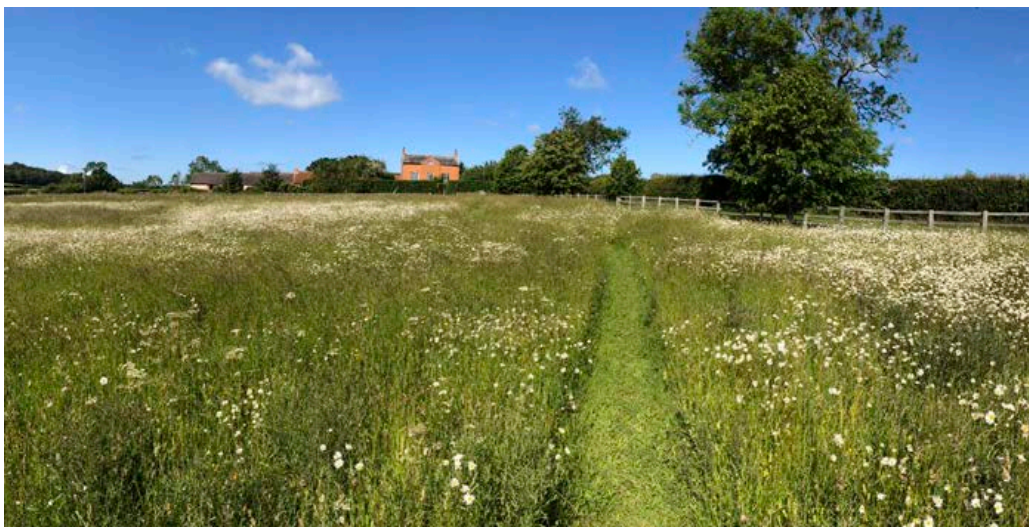


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Details prepared April 2023, photography taken: Summer 2021 and April 2023



GENERAL INFORMATION

Agent's Note

A public footpath runs along the drive accessed from the Fosse Way.

Local Authority

Stratford on Avon District Council. Telephone: 01789 267575. Council Tax Band: E.

Services

Mains electricity and water are connected. Shared private drainage. Oil fired central heating. Telephone line subject to BT transfer regulations.

Tenure

Freehold.

Energy Performance

Rating: F. A copy of the full Energy Performance Certificate is available on request.

Listed Building

Stamford Hall Farmhouse is Listed Grade II being of Special Architectural or Historical Interest

Outgoings

Stamford Hall Farmhouse contributes an equal share in respect of maintaining and emptying the shared private drainage system. In addition, the neighbouring properties within the courtyard equally contribute a share to maintain the drive accessed from the Fosse Way.

Directions CV37 7PA

Heading north on the M40, exit at Junction 12 (Gaydon). Turn left onto the B4451. Proceed over the first roundabout through Gaydon to Kineton. In Kineton turn right onto the B4086 and then almost immediately left towards Little Kineton. Proceed through Little Kineton, Butlers Marston, Pillerton Hersey and onwards to Pillerton Priors. Just as you enter the village, turn right and follow this lane for one mile where the front driveway to Stamford Hall Farmhouse can be found on your left hand side. The property can be identified by the joint agent's sale board.



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