

OLDFIELD FARM

ROWINGTON • WARWICK







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A beautifully presented Grade II Listed 17th century farmhouse renovated to a high standard with detached ancillary accommodation, superb leisure and recreational facilities, in all about 27 acres, incorporating a large wildlife pond, gardens, historic former moated site, pastureland and farm building

Reception hall with inglenook • Inner hall • Drawing room with inglenook • Side hall • Dining room
Study • Cloakroom • Superb kitchen/breakfast room with electric Aga, opening to the Family room

Master bedroom suite with dressing room and en suite bathroom

4 Further bedrooms • 3 Further bathrooms (2 en suite)

Leisure complex with gym, games room with bar and cloakroom, circular wine cellar, indoor swimming pool
with shower room, cloakroom and plant room

Cottage with sitting room, kitchen/dining room, cloakroom, double bedroom and bathroom

Double open fronted garage with garage/workshop behind with potential for further
home office or recreational use • Stores and mower garage • Block paved courtyard • Landscaped gardens
Moated site with orchard • Pastureland with far reaching views • Farm building

Lot 1: House, outbuildings and formal gardens and grounds extending to 3.82 acres

Lot 2: Agricultural barn and 3.9 acres of paddocks

Lot 3: 19.22 acres

Stratford upon Avon 12 miles • M40 (J15) 7 miles • Warwick 5 miles

Warwick Parkway Station 4.5 miles (Intercity trains to London Marylebone from 69 mins)

Birmingham 18 miles • Birmingham International Airport 16 miles • Leamington Spa 7 miles

(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Your attention is drawn to the Important Notice on the last page of the text.



Situation

- Oldfield Farm is in a secluded position, situated behind electric wrought iron gates. The drive passes an attractive pond, forming a haven for wildlife, to a block paved courtyard
- Oldfield Farm lies just outside the village of Rowington in one of Warwickshire's most sought after locations
- The larger villages of Lapworth, Claverdon and Shrewley are close by. Warwick, about 5 miles away, has a range of shops, restaurants and leisure facilities
- The property is ideally situated for access to the motorway networks and railway stations at Hatton and Warwick Parkway with connections to London, the West Midlands centres of employment and surrounding towns
- There is an excellent range of schools in the area including primary schools at Claverdon and Lapworth, Warwick Prep and Public School, King's High School for Girls in Warwick, Solihull School, The Croft Prep School near Stratford upon Avon and Stratford grammar schools
- Stratford upon Avon with its theatres and Shakespearean heritage is the region's cultural centre
- There are a number of golf courses locally including the Ardencote Manor Country Club at Claverdon, equestrian activities at Solihull Riding Club and Stoneleigh Park, polo at Southam and Rugby and racing at Stratford upon Avon, Warwick and Cheltenham
- The Cotswolds lie a short distance to the south



Description of property

- Oldfield Farm occupies a beautiful elevated site on the outskirts of Rowington in an enviable location standing in mature gardens with lovely views over Warwickshire countryside
- The farmhouse, Listed Grade II, is a part-timbered 17th century farmhouse with 18th century and Victorian additions
- The property has been remodelled to the highest standard with well balanced family accommodation, high quality fixtures and fittings, many beautiful period features and exposed timber work and the property is wired for integrated sound, lighting and entertainment systems
- At the heart of the house is the superbly fitted kitchen with granite tops and 4 oven electric Aga, integrated appliances and Travertine limestone floor. There is an attractive breakfast area with glazed roof and the kitchen opens to the family room. There is underfloor heating split into 3 different zones to enable flexible control. Utitly room off
- The property boasts attractive exposed beams, antique pine and oak doors, cast iron radiators, flagstone and quarry tiles
- The reception hall/music room has an inglenook with wood burner and bread oven, dining room with cast iron fireplace and oak boarded floor, small side hall with flagstone floor, drawing room with inglenook with salt cupboard and quarry tiled hearth, cloakroom, study with oak floor and exposed stonework
- A heavy carved oak staircase with exposed wall timbers rises to the first floor landing, vaulted master bedroom with exposed timbers, dressing room with extensive wardrobes and en suite limestone tiled bathroom with bath and walk-in shower, underfloor heating
- Vaulted bedroom 2 with dressed stone Tudor fireplace. Double bedroom 3 with carved stone fireplace and oak panelling to one wall. Walk-in linen closet. Family bathroom with claw foot bath, leaded window and underfloor heating. Double bedroom 4 with en suite shower room
- To the second floor is a large fifth bedroom with exposed truss and purlin timbers and attractive arched window with shower room opposite







Approximate Gross Internal Floor Area

House: 332 sq m (3,571 sq ft)

Cottage: 71 sq m (761 sq ft)

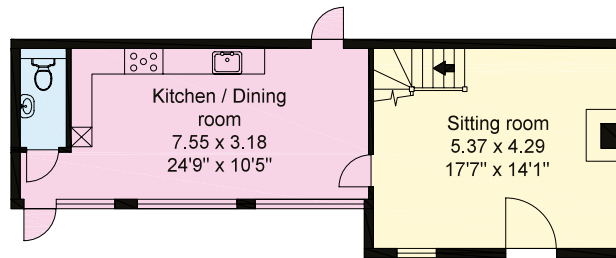
Leisure Complex: 162 sq m (1,743 sq ft)

Outbuilding: 66 sq m (712 sq ft)

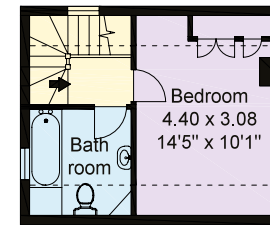
Total: 631 sq m (6,787 sq ft)

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 the text of the Particulars

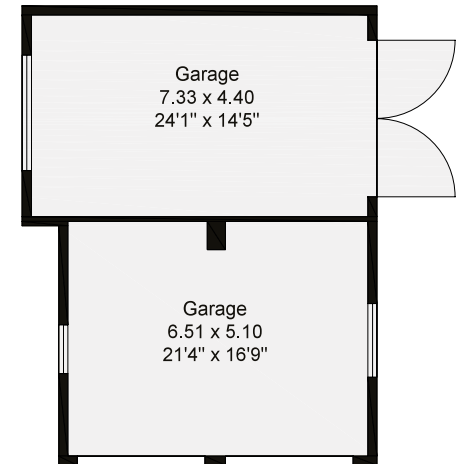
Denotes restricted
head height



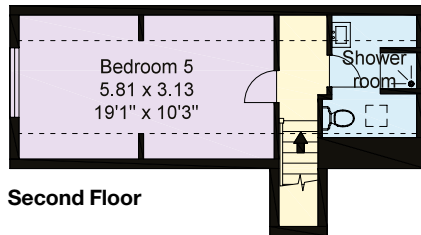
Cottage Ground Floor



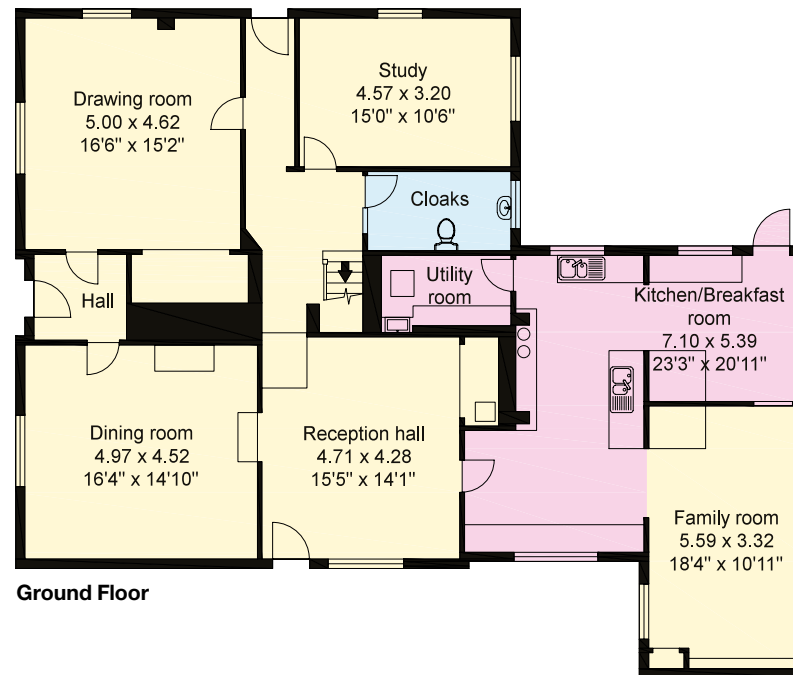
Cottage First Floor



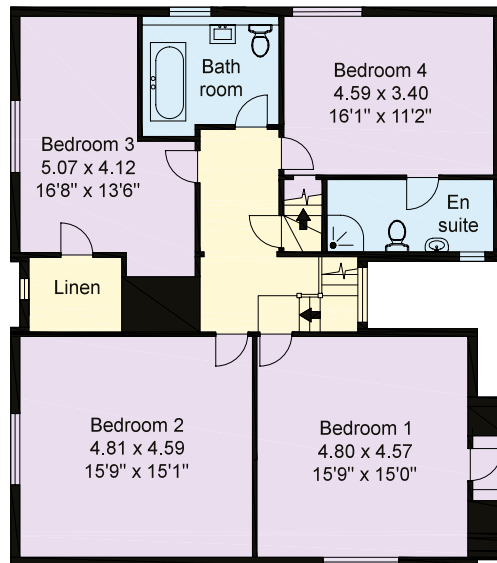
Outbuilding



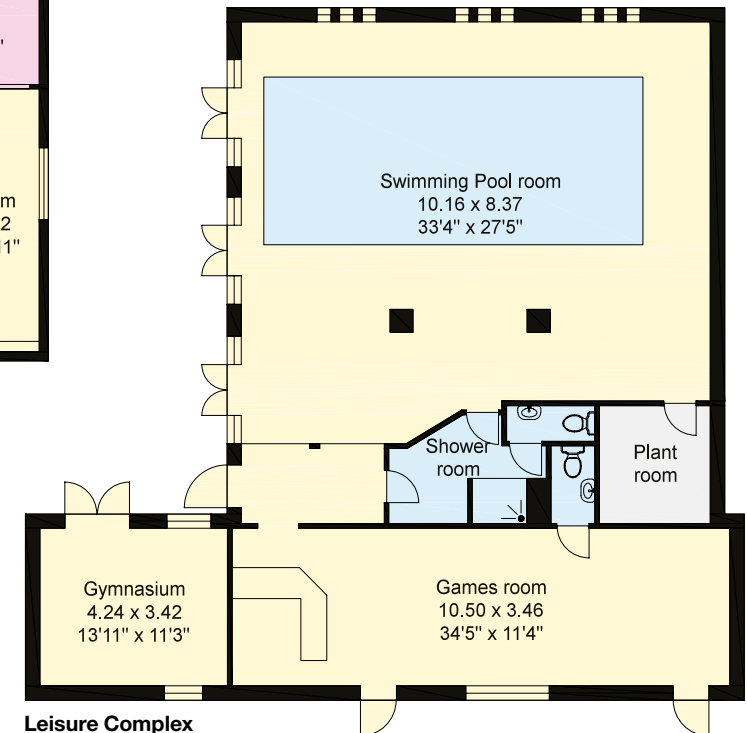
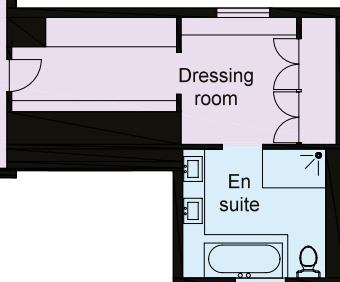
Second Floor



Ground Floor



First Floor



Leisure Complex



- Across the courtyard is a gym and a games room with surround sound and media system, mood lighting and engineered timber floor, bar and steps to a circular wine cellar; wc
- Indoor swimming pool in an attractive pool room with three pairs of French doors, sitting area, air treatment system, limestone floor, shower room, plant room and wc



- Across the courtyard is the detached converted barn forming attractive self contained ancillary accommodation with cloakroom, large fully fitted kitchen/dining room and sitting room with log burner. A staircase rises to a first floor landing, off which is a double bedroom with wardrobe and bathroom
- There is a double open fronted garage and further garage to the rear with underfloor heating and lapsed planning consent for conversion to a studio and mezzanine floor
- Drive in mower garage and 2 storage sheds

Gardens and grounds

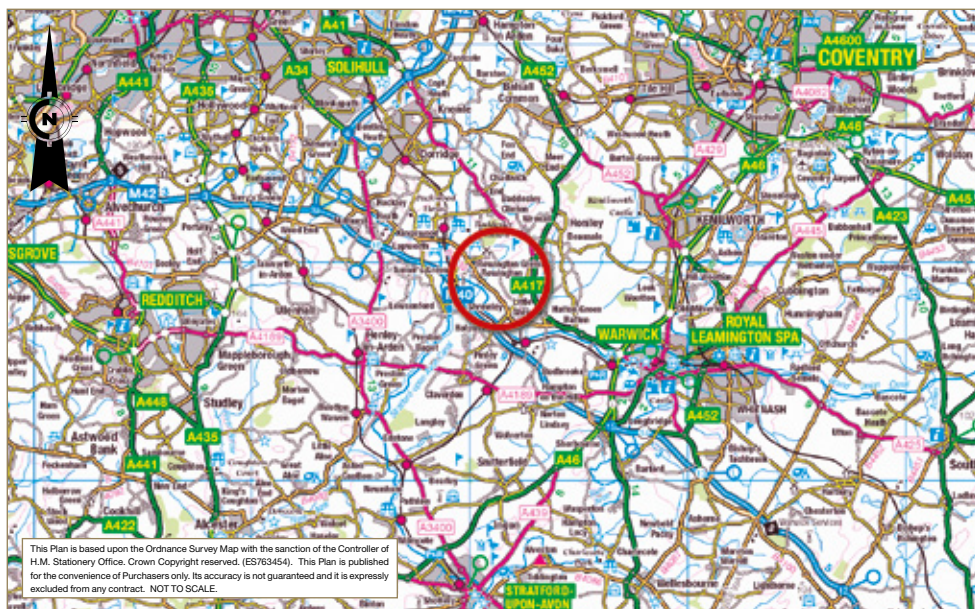
- Oldfield Farm is beautifully situated in its garden and grounds
- The mature gardens are lawned, with shrub and flower beds, seating areas, mature trees and shrubs giving the property great protection
- Beyond the courtyard is a levelled field with sitting area, with lovely views to Rowington Church. Behind the garage is an elevated moated orchard which is an Ancient Monument, formerly understood to be the site of a lookout tower for Warwick Castle
- The house and gardens are surrounded by attractive pastureland in three fields with excellent views over countryside. 4 bay agricultural building and adjoining hay store with separate vehicular access

Services

Mains electricity and water are connected to the property. LP gas central heating. Monitored security system and monitored integrated smoke and fire alarm. Integrated CAT 5 media cabling.







Fixtures and fittings

All those items mentioned in these particulars, together with fitted carpets, kitchen appliances and light fittings are included in the sale. All others are excluded. Certain items such as curtains, games room equipment and furniture, gym equipment, entertainment system, guest barn furniture, mowers and tractors may be available by separate negotiation.

Directions (CV35 7AA)

From the M40 (J15) take the A46 north towards Coventry. Take the first exit signed Solihull on the A4177. Proceed for about 2 miles, passing the Hatton Arms public house on the left, and take the fork left signed Shrewley, on the B4439. Proceed past the turning to Shrewley and the unobtrusive entrance to Oldfield Farm will be found on the right hand side identified by the Knight Frank For Sale board.

Terms

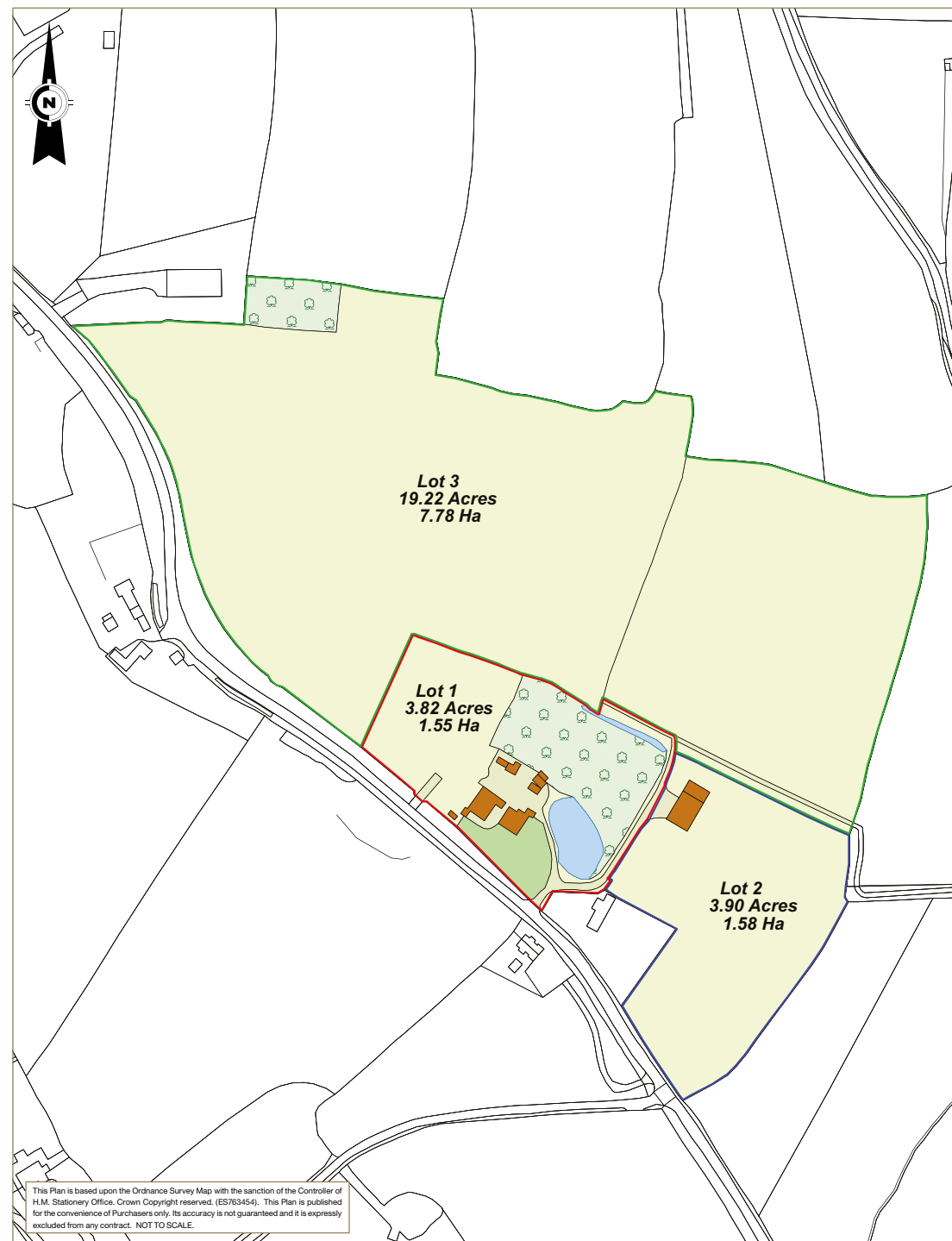
Tenure: Freehold.

Local Authority: Warwick District Council.

Telephone: 01926 410410

Viewing

By prior appointment only with the agents.





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