

# THE OLD FARM HOUSE

HILL WOOTTON • NEAR WARWICK • CV35 7PP





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*A fine Listed historic village house, very well located in a sought after village only 2.5 miles from Kenilworth, Leamington Spa and Warwick, in gardens of over 1 acre*

Recessed stone porch • Reception hall • Cloakroom • Drawing room • Dining room  
Family room • Study • Sitting room • Kitchen/breakfast room with pantry  
Utility room • Back cloakroom • Boiler room

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Double garage • Cellars • Games room

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6 Principal first floor bedrooms including master suite with dressing room and en suite bathroom  
2 Further bathrooms • 2 Second floor bedrooms

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Garden store • Lovely mature gardens • Small paddock

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**In all about 0.44 hectare (1.1 acre)**

Kenilworth 2.5 miles • Warwick 2.5 miles

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

Leamington Spa 2.5 miles • M40 (J15) 4.5 miles • Stratford upon Avon 12 miles • Coventry 8 miles

University of Warwick 4 miles • NEC and Birmingham International Airport 14 miles

(All distances and time 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

- The Old Farm House is in a wonderful peaceful location in the hamlet of Hill Wootton which is in the heart of the Warwickshire countryside
- The property has excellent access to major road networks including the M40, M5, M6 and M42 giving ready access to the Midlands, London and the South
- The area is well provided with a range of state, grammar and private schools to suit most requirements including grammar schools in Stratford upon Avon together with The Croft Prep School, Warwick Prep and public schools and Kings High School for Girls in Warwick, Kingsley School for Girls and Arnold Lodge School in Leamington Spa
- There are excellent shopping facilities and amenities to be found in Warwick, Leamington, Stratford upon Avon; the latter is the home of the Royal Shakespeare Theatre and is the region's cultural centre. There are also cultural activities at Warwick University Arts Centre
- There are a number of golf courses in the area including the renowned Warwickshire course at Leek Wootton, racing at Stratford upon Avon, Warwick and Cheltenham and the area is well provided with footpaths
- The Cotswolds lie a short distance to the south

## Description of property

- The Old Farm House is a handsome period property. The original part of the house is built of lovely grey sandstone and believed to date from the early part of the 18th century, with a substantial addition to the property at the turn of the last century resulting in a balance of architectural styles
- The property is an ideal family house with excellent living space and bedrooms
- Some windows are double glazed attractive timber casements with leaded lights, with large windows to the drawing room and master bedroom making these rooms particularly bright and spacious enjoying the views over the garden and countryside beyond





- The architectural elements of the house incorporate sandstone of the original property and sandstone entrance porch and handsome gable to the front, attractive fireplaces to the drawing room and dining room with marble slips and elegant carved surrounds, parquet floor to the reception hall, 4, 5 and 6 panel doors, antique boarded doors to the second floor; some attractive original cast iron radiators; inglenooks to the family room and sitting room, exposed timberwork to the older parts of the house and attractive corning to the later part of the property
- Moulded panelling to the drawing room, lovely stone bay to the dining room and useful study
- Large kitchen/breakfast room with 4 oven green oil fired Aga, range of kitchen units with double bowl sink, Neff double oven and grill, 4 ring ceramic hob, microwave and integrated refrigerator. The pantry has shelves with sliding glazed doors
- Useful back hall, back cloakroom and utility room with glazed sink and plumbing for washing machine and dryer
- The property has a fine stone cellar and further brick cellar with good head height



- Off the sitting room is a glazed link to a timber games room
- There are two staircases; the principal staircase with oak handrail rises to the main landing giving access to the three bedrooms at the front of the property with views over the garden. Bedrooms have built in wardrobes and most have wash basins; the master suite with large window has an en suite bathroom with separate shower and a dressing room
- A staircase to the back landing rises to the second floor landing, off which are two further eaves bedrooms with attractive exposed timberwork and dormer window

### Gardens and grounds

- Attached to the house, via a door to the side hall, is a double garage with up and over door
- To the side of the house is a part covered courtyard and access to the boiler room with oil fired boiler
- The property is approached over a stone edged bonded gravel tarmac driveway and parking area
- The gardens are principally lawned and tiered, with rose beds to the front of the house and wisteria; flagstone patio to the south side of the house, wonderful yew hedge to one side, mature trees including tulip tree, cedar, cherry, evergreens, birch and maple. Pergola, rockery of Lakeland stone with small pond, shrub and herbaceous borders and stone faced retaining walls to the lower lawns
- There is a paddock area with vehicular right of way for access, with oak, beech and chestnut trees

### Services

Mains water and electricity are connected to the property. Principally mains drainage with a small part to a shared septic tank. Oil fired central heating. Security system. Telephone and Broadband connections.

### Fixtures and fittings

All those items mentioned in these particulars, together with fitted carpets and some light fittings, are included in the sale. All others such as curtains, garden furniture and dishwasher are excluded from the sale. Some items may be available by separate negotiation.

### Estate Agents Act 1979

Please note that one of the vendors was a partner of Wiglesworth & Co.

### Directions (CV35 7PP)

From the M40 (J15) take the A46 north towards Coventry and take the second exit signposted to Hill Wootton and Leek Wootton. Continue around the roundabout, under the A46 and take the third exit, sign posted Hill Wootton. Continue for approximately 1 mile turning right immediately under the bridge. On entering Hill Wootton turn left and the property will be found on the right hand side, after about 200 yards.

### Terms

**Tenure:** Freehold

**Local Authority:** Warwick District Council.  
Telephone: 01926 410410

**Council Tax Band:** G

### Viewing

By prior appointment only through the joint agents.



Approximate Gross Internal Floor Area

House: 469 sq m (5,047 sq ft)

Games room / Glazed Link: 44 sq m (474 sq ft) Garage &

Outbuildings: 41 sq m (442 sq ft)

Total: 554 sq m (5,963 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



