The Dairy, Flint Hall Farm
Newbold Pacey
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Newbold Pacey CV35 9DY

Located in an outstanding elevated position with near uninterrupted panoramic views, a recently built detached high quality six bedroom residence. Constructed in a barn style with double height glass “driftway”. The property blends in to the beautiful surrounding countryside. Flanked by two similar substantial properties, the best of both worlds are combined with an enviable secluded position with the security of not being completely remote. The well appointed accommodation extends to four reception rooms, fitted dressing room to the master bedroom and five bathrooms (four en suites), double garage, landscaped gardens and en-tout-cas tennis court. The overall plot extends to 0.84 acre.

£1,295,000

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NEWBOLD PACEY is a parish village nestling in the heart of the South Warwickshire countryside yet being in the middle of the Midlands which means you are only 4km from the M40, allowing for quick commutes to Warwick, Birmingham, Oxford and beyond. Larger towns like Stratford upon Avon and Warwick are found slightly further afield which offer independent shops, golf courses, social scenes and excellent schools.

The internal specification is excellent with features such as Villeroy and Boch sanitaryware, chrome sockets and switches, sound system wiring to principle rooms, home cinema wiring to study/TV room, dual TV and FM sockets, underfloor heating to ground and first floor, radiators to second floor. Externally the property has an air source heat pump which powers the underfloor/central heating and hot water. The property is double glazed and the present owners have an en-tout-cas tennis court and fencing (see Agent’s Note).

From the main road, the driveway leads up to Flint Hall Farm but before here turn left on the approach driveway signed for The Dairy, Tilford House and Weston Barn. On entering the courtyard, The Dairy is the middle property with a block paved drive and turning area and landscaping surrounds.
ACCOMMODATION
A glass canopy porch with front door leading off to **ENTRANCE HALL** with stairs to first floor, tiled floor, two cloaks cupboards providing useful storage.

**GROUND FLOOR CLOAKROOM** semi pedestal wc and semi pedestal wash hand basin, continued tiled flooring and wall tiling.

**DINING ROOM** well proportioned room.

**FAMILY/KITCHEN/DINING ROOM** A L shaped open plan family space enjoying flexible entertaining space of generous proportions. The kitchen has an extensive range of base and wall, cupboard and drawer units with composite working surfaces over and blue Perspex splashbacks behind, and a matching central island unit. Twin stainless steel sinks and a smaller preparation sink to the island with Insinkerator hot water tap, double stainless steel oven, stainless steel combination microwave oven and matching coffee machine. Five ring induction hob, stainless steel splashbacks, stainless steel hood, integrated dishwasher, twin integrated fridges and twin integrated freezers. To the rear of the kitchen full width bi-folding doors lead to the rear terrace and garden and over is the vaulted ceiling feature with six velux roof lights, bathing this area in light. Open to the family dining area with space for large table and chairs.

**SITTING ROOM** fireplace incorporating wood burning stove and superb far reaching views. French doors.

**STUDY/TV ROOM**

**LAUNDRY** with base cupboard unit with timber working surfaces over, stainless steel sink, space for washing machine and tumble drier, tiled floor continued from the hall and leading off to double garage.

**FIRST FLOOR GALLERIED LANDING** huge driftway style window from the ground floor up to ceiling height on the first floor, with views to front.

**MASTER BEDROOM** with excellent views as before and via the Juliet balcony. Off to

**DRESSING ROOM** fully fitted with hanging and storage space and

**EN SUITE SHOWER AND BATHROOM** panelled bath with twin semi pedestal sinks, quadrant shower cubicle, semi pedestal wash hand basin, chrome towel rail.

**BEDROOM TWO** dormer window to front, hatch to roof space, wardrobe.

**EN SUITE SHOWER ROOM** with shower, semi pedestal wash hand basin and semi pedestal wc, chrome towel rail.

**DOUBLE BEDROOM THREE** twin velux roof lights, wardrobe.

**EN SUITE SHOWER ROOM** as before.

**BEDROOM FOUR** wardrobe.

**BATHROOM** semi pedestal wash hand basin, semi pedestal wc, panelled bath, shower cubicle, chrome towel rail.

**SECOND FLOOR LANDING** linen cupboard including Daiken Sprint Bio pressurised hot water tank and boiler.

**GUEST BEDROOM FIVE** a large double with three velux roof lights.

**EN SUITE SHOWER ROOM** semi pedestal wc and wash hand basin, both to built in cupboards. Shower cubicle, chrome towel rail.

**BEDROOM SIX** three velux roof lights, hatch to roof space.

**OUTSIDE**

**DOUBLE GARAGE** with remote double up and over door to front. Door to rear, hatch to roof space and cupboard housing air source heat pump.
The Dairy
Total Approx. Floor Area
361.58 Sq.M. (3892 Sq.Ft.)

Second Floor
Approx. Floor Area 52.97 Sq.M.
(570 Sq.Ft.)

Ground Floor
Approx. Floor Area 174.79 Sq.M.
(1881 Sq.Ft.)

First Floor
Approx. Floor Area 133.82 Sq.M.
(1440 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
SIDE AND REAR GARDEN AND PADDOCK which wraps round the property. The existing owners have invested in the rear garden with extensive extra terracing, landscaping and planting, together with the En-Tout-Cas tennis court, the mower shed/workshop and greenhouse which are also included in the sale. There are well stocked borders, vegetable beds and an impressive water feature. The outstanding views and the design of the garden combine to create a beautiful setting for this exclusive modern country residence.

GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES We have been advised by the vendor that mains electricity and water are connected to the property. Private drainage system into a Biodisc shared between the three properties (maintenance charges apply). The electric air source heat pump provides central heating and hot water. These details should be checked by your solicitor before exchange of contracts.

AGENTS NOTE There is a planning variance on the height of the tennis course fencing - the variance is being supported but a formal decision is not yet reached and is being processed.

MAINTENANCE CHARGE There is a maintenance charge for communal areas. A management company is set up. One of the vendors is the present Company Secretary. Maintenance of the communal grassed areas and Biodisc and electric supply to the Biodisc is shared. The combined costs are circa £500 per annum per property. We are informed the driveway immediately off the main road leading up to the farm is not the owners responsibility but the approach driveway (beyond the signs for the three properties) is shared. There is no current arrangement for annual contributions as it has been so recently provided.

RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band H

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

DIRECTIONS: From Wellesbourne centre, turn left on the B4087 towards Leamington Spa and Newbold Pacey. After about three quarters of a mile (and before arriving at Newbold Pacey village), Flint Hall Farm will be found on the right hand side clearly marked, and a For Sale board will be in place. Proceed down the long driveway and turn left signposted for The Dairy, Tilton House and Weston Barn.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.
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