The Coppice, Home Farm
Compton Verney
Spacious two storey barn conversion with many character features including exposed brickwork and timbers. Good sized rear garden adjoining open fields. 4 Bedrooms, two en suite. Attractive lounge with wood burner. Large dining room and excellent kitchen/diner, utility room. Carport and allocated parking.

- Character attached barn conversion
- Attractive features
- Two ground floor bedrooms with en suites
- Superb Lounge
- Family kitchen/breakfast room
- Spacious dining room

**COMPTON VERNEY** is a rural area situated just off the Fosse Way and is famous for the Grade I listed Compton Verney House and grounds. Home Farm is just before you reach the Compton Verney Estate and comprises of a courtyard of just four barn conversions of varying sizes and designs. Amenities can be found in the nearby villages of Wellesbourne and Kineton with the larger towns of Warwick, Leamington, Stratford upon Avon and Banbury, together with the Cotswolds within easy reach. Access to the M40 motorway is from Gaydon and Warwick.

**THE COPPICE** is an attractive attached property offering very spacious character accommodation with exposed timbers and brickwork, natural wood doors including 3 interior Cotswold Oak stable doors. Converted in the 1980’s and situated in the conservation area, the current owners have refurbished the bathrooms and added two double bedrooms and bathroom to the first floor. Good sized garden to the rear and side adjoins open fields. Home Farm is approached by right of way driveway leading to private driveway into the Courtyard.
GLAZED DOOR AND SIDE WINDOW with exterior light and having access to:

RECEPTION HALL with Travertine flooring. Wood panelling to dado height. Window to the front.

LOBBY AREA with coat hooks. Under stairs cupboard and staircase leading to the first floor.

PRINCIPAL BEDROOM with Oak flooring. Window to the front and pair of glazed doors opening to patio. Exposed beams.


BEDROOM TWO having window with view to rear garden. Built in wardrobe with rail and shelf.


LOUNGE with windows to the front and pair of glazed doors opening to patio and garden. Oak floor. Feature brick fireplace and chimney breast housing ‘Clearview’ wood burning stove. Exposed beams.

SPACIOUS DINING ROOM with vaulted beamed ceiling and exposed brick wall. Oak floor. Windows to the front and rear.

REAR HALL with stable doors to garden and access to:

CLOAKROOM with Travertine floor. White suite of low level WC with concealed cistern, tiled stand with wash bowl.

DINING/KITCHEN with a range of custom made units providing ample cupboard and drawer space with granite worktops and upstands, inset twin Belfast sink. Integrated dishwasher. Recessed electric Aga with light above and granite splashback. Window to the front. Vaulted beamed ceiling, Travertine floor.

UTILITY ROOM with Travertine flooring. Window to the rear. Two base units with worktop over, inset single drainer sink. Space and plumbing for washing machine. Cupboard housing oil fired boiler and hot water cylinder.

FIRST FLOOR approached via staircase with timber balustrade. GALLERY LANDING with seating or study area. Roof light. Heavy beam and eaves cupboard.

BEDROOM THREE with built in wardrobe, sloping ceiling, 4 roof lights with rural views. Under eaves cupboards.

BEDROOM FOUR with built in wardrobe. Sloping ceiling with 4 roof lights and rural views. Under eaves storage cupboards.
The Coppice
Total Approx. Floor Area 260.05 Sq.M. (2799 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

First Floor
Approx. Floor
Area 86.90 Sq.M.
(935 Sq.Ft.)

Ground Floor
Approx. Floor
Area 173.15 Sq.M.
(1864 Sq.Ft.)
**BATHROOM** with roof light. Under eaves storage. White suite with bath having tiled panelled, mixer tap and shower attachment. Low level WC, pedestal wash hand basin. Electric shaver point Travertine floor.

**CARPORT** being the end one of a small block. Additional allocated parking space immediately to the side of the carport. Approached by block paved courtyard over which the other properties have right of way.

**GOOD Sized REAR GARDEN** The garden to the side and rear is of a good size and bounded by low hedging to take advantage of the field views. The main area is lawned with several paved seating areas and a large patio on three main levels including a circular raised fish pond with water feature. Mature trees including Oak. Shrubs, rose beds and borders. Raised vegetable beds. Timber shed, oil storage tank. Exterior lighting, cold water tap.

**FRONT GARDEN** There is a small front garden and gravelled area. Side gate to the rear.

**GENERAL INFORMATION:**

**TENURE:** We are informed the property is Freehold. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains electricity connected to the property. However, this must be checked by your solicitor before exchange of contracts. Oil heating.

**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 F.

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

**DIRECTIONS:** Take the B4086 Kineton Road out of Wellesbourne and continue until you reach the roundabout with the Fosse Way, go straight ahead and take the small drive immediately past the first house on the left (Compton Verney Lodge). Go down the drive, turn right and then bear right into the courtyard and The Coppice is just on the right.

**VIEWING:** By Prior Appointment with the Selling Agents.

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessees 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 tenants, 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 whatsoever 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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