

# GREYFELL

EDGEHILL • OXON/WARKS BORDER

An aerial photograph of the Greyfell estate, showing a large, dense forest of mature trees. To the left of the forest is a large, open green field with some scattered trees. In the center, there is a cluster of buildings, including a large barn and a smaller house, surrounded by a driveway and some landscaping. The estate is bordered by a mix of fields and trees, with a clear view of the surrounding landscape under a blue sky with light clouds.

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Approximate times and distances:

Banbury (London Marylebone by rail from 56 minutes) 9 miles • M40 (J12) 9 miles • M40 (J11) 11 miles  
Warwick 17 miles • Stratford-upon-Avon 14 miles • Soho Farmhouse 14 miles

## Contemporary rural living with glorious views

Architect designed by Charlie Luxton and featured in Grand Designs Magazine

Entrance hall • Kitchen/breakfast/living room • Sitting room/study • Larder/pantry • Utility room  
Cloakroom • Principal bedroom with en suite shower room • Guest bedroom with en suite shower room  
Further bedroom and family bathroom • Separate WC

Open fronted 5 bay barn with plant room housing biomass boiler  
(planning permission to convert to further accommodation)

Landscaped gardens • Paved entertaining areas • Vegetable garden • Orchard

Off road parking for 6 cars

Paddock grazing

**In all about 1.72 acres**



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## SITUATION

Edge Hill is situated in an elevated location on the border of North Oxfordshire and South Warwickshire. Renowned for giving its name to The Battle of Edge Hill, the first battle of the English Civil War in 1642, the hamlet today is made up predominantly of attractive period houses and cottages constructed mainly of local Hornton ironstone. There is also a characteristic public house, 'The Castle', and a village shop and farm shop are to be found in the neighbouring villages of Tysoe and Warmington respectively.

More extensive shopping and leisure facilities are available in the nearby towns of Banbury, Stratford-upon-Avon and Leamington Spa. Soho Farmhouse is about 25 minutes away.

Excellent educational establishments in the area include:- Nursery and primary schools in Shenington, Tysoe and Fenny Compton. Local preparatory schools include Kitebrook (Moreton-in-the-Marsh), St. Johns Priory (Banbury), The Croft, Arnold Lodge, Warwick Prep School, Bilton Grange and Princethorpe. Public schools include Warwick, Bloxham, Sibford School, Tudor Hall (girls) and Rugby. The property lies within the catchment area of Grammar Schools in Stratford-upon-Avon with King Edwards Grammar School in Stratford (boys), and Stratford-upon-Avon Grammar School (girls).

Well located for both London and Birmingham and the North with direct trains from Banbury to London Marylebone, (from 56 minutes), Birmingham International Airport is 38 miles away. Motorway junctions onto the M40 are found at Gaydon (J12) about 9 miles for the north and at Banbury (J11) about 11 miles for the south.

Sporting and leisure activities in the area include golf at Brailes and Tadmarton Heath, Soho Farmhouse (members club, Great Tew) and an indoor sports complex in Banbury; theatre at Warwick and RSC at Stratford-upon-Avon. Also, close by, is the Dassett Hills Country Park, ideal for walks with wonderful views over the surrounding countryside and Compton Verney contemporary art gallery and grounds. For those interested in country pursuits there is polo at Southam, Kirtlington and Cirencester; racing at Stratford-upon-Avon, Warwick and Cheltenham; shooting at Edgehill.







## DESCRIPTION

Greyfell is a stunning and individual contemporary barn conversion, the product of an extensive design and improvement program by the current owners. The result is an exceptionally comfortable and desirable home providing modern, high specification living with well proportioned accommodation, and an enviable position with far reaching views to the west across Warwickshire.

The property is constructed of Hornton stone under a reclaimed slate roof and offers about 2,434 sq ft of spacious, fairly open plan living accommodation over two levels. Internally it is very light with large windows overlooking unspoilt countryside.

At the centre of the property is the spacious, open plan kitchen/breakfast/living room with doors opening to the courtyard garden to the front and further gardens to the rear. The kitchen features bespoke base units with granite work surfaces, ceramic flooring and Lacanche LPG range. A central feature is a "through" wood burner. From here stairs descend to the sitting room/study the perfect place for working from home with built in study furniture and a lovely vantage point to sit and take in the views to the north. Double height bookshelves clad one wall and make for a lovely

architectural focal point that harkens back to the barn's original agricultural heritage.

The bedrooms are all spacious, particularly the principal and guest bedrooms, with vaulted ceilings and en suite shower rooms. The principal bedroom has a gable end wall of windows so in waking up you can take in the full 180 degree view. The guest bedroom has a small kitchenette and separate access to the garden to the side with a small paved seating area which creates the opportunity to use this as a separate annexe or income stream.

The vendors have paid attention to detail throughout as the conversion was done for themselves and include triple glazing throughout, under floor heating, wooden and ceramic tile flooring, white Duravit bathroom fittings, door furniture and hand-crafted internal doors, painted panelling, aluminium guttering and internal and external lighting. The barn was built with an environmentally focused ethos with ecologically sourced insulation and heating from a Windhager biomass boiler with automatic-fill system. The barn is incredibly economical to run and ecologically friendly.









## Outside

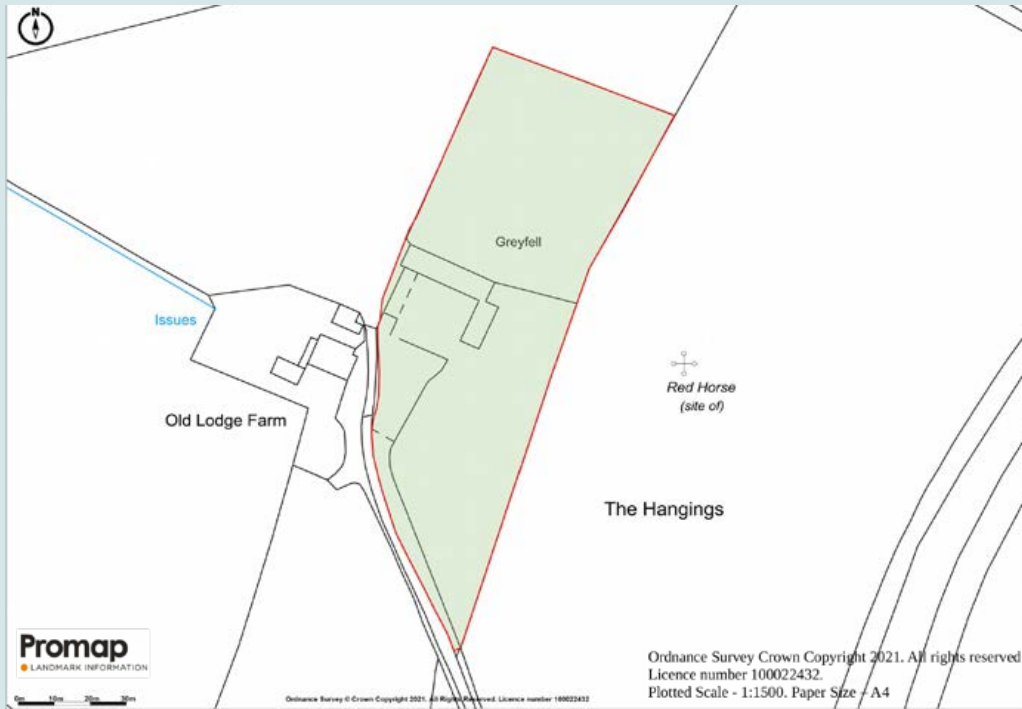
Externally there are landscaped gardens and grounds, with lovely central split level courtyard ideal for summer entertaining, interspersed with lawn, gravel paths, lavender and rose. The majority of the gardens are to the sides and rear and are predominantly laid to lawn with beds and borders, vegetable garden, garden store and well stocked orchard. There is a post and rail and stock proof paddock plus space and scope for stabling (subject to the relevant consents). For those with an equestrian interest, there is also an opportunity to rent the adjacent c.10 acre grazing field from Upton Estate (subject to separate negotiation).

Attached to the property and completing the western side of the courtyard is an open fronted five bay barn housing the biomass boiler, workshop and storage. Planning permission exists to complete the conversion works to create further accommodation – 2 bedrooms with shower room creating a 5 bedroom property with separate annexe. There is the remains of a former stone garage in need of total reconstruction.

The majority of the surrounding land is owned and farmed by the Upton Estate.

In essence this is all about the rural setting; the views; the space and privacy; quality living; a destination to escape urban life or the office; a home for a family and space for a pony or two; big skies and dark nights. It is a rare special gem.





## Accommodation

See floor plans.

## Agents Note

A public footpath (Macmillan Way) runs along the track and out across neighbouring land to the west.

## Services

Mains water and electricity. Private drainage. Windhager biomass fuelled central heating.

## Council Tax

Band G

## Local Authority

Stratford Upon Avon District Council  
Tel: 01789 267575

## Tenure

Freehold



## Fixtures and Fittings

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains and light fittings and some items of garden statuary are expressly excluded. Certain such items may be available by separate negotiation.

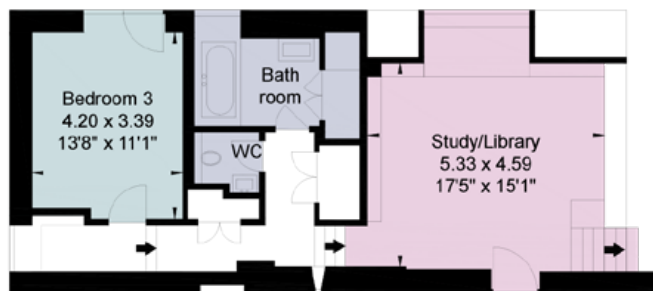
## Directions (OX15 6HP)

From Banbury take the A422 signed to Stratford upon Avon. Follow the road through the villages of Drayton and Wroxton and continue, passing Upton House on your left, around a sharp left hand bend and at the next right hand bend bear left (Sugarswell Lane) towards Shenington and the Tysoes. Follow this road for just under a mile where you will reach the entrance to the driveway on your right (immediately opposite is another gateway). Take the driveway on your right and follow the hardstanding track for about 0.4 miles passing through woodland, taking care of the uneven surface. Continue to the end of the track where you will find Greyfell.

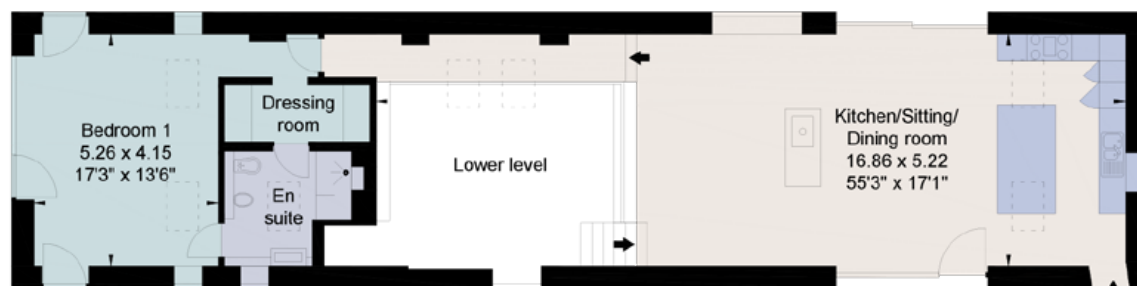
## Viewings

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property.

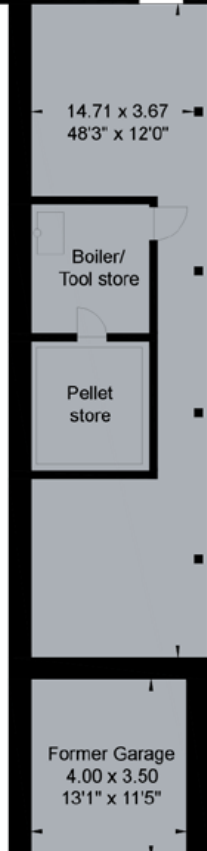




Ground floor



Upper ground floor



## Greyfell

Approximate Gross Internal Area:  
Main House: 226 sq m (2,434 sq ft)  
Outbuilding: 70 sq m (755 sq ft)  
Total: 296 sq m (3,189 sq ft) .

For identification only. Not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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