



CALEY FIELDS FARM

ILMINGTON · WARWICKSHIRE · CV36 4JY

savills

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Chipping Campden 6 miles
Stratford-Upon-Avon 8 miles
Moreton-in-Marsh 8 miles (mainline station to London Paddington in 90 minutes)
Banbury 20 miles • Cheltenham 30 miles
M40 J15 15 miles
(all distances and times are approximate)

A substantial family home overlooking 43 acres of its own land and woodland with extensive views of the North Cotswold Hills.

Entrance hall, sitting room, dining room, family room, conservatory,
Study, kitchen, utility, boot room, guest cloakroom,

Master bedroom with en suite bath/shower room and walk in wardrobe,
Three further bedrooms and family bath/shower room, third floor store rooms.

Separate office and three farm buildings (one with kitchen and cloakroom).

Gardens, farm land, woodland and working yard.

About 43 acres.

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



SITUATION AND COMMUNICATIONS

The popular village of Ilmington is situated on the northern edge of the Cotswolds Area of Outstanding Natural Beauty close to the borders of South Warwickshire and the North Cotswolds. Ilmington boasts a village shop, primary school, church, a large recreational ground, tennis courts and two village inns including The Howard Arms which is noted for its cuisine. The village lies midway between the historical market towns of Chipping Campden and Shipston-on-Stour, both of which offer a wide range of everyday shops and amenities. Stratford-Upon-Avon, Cheltenham and Oxford are all within an hour's drive and offer a more extensive choice of shopping and cultural facilities and an excellent choice of state, private and grammar schools.

There are regular train services to Paddington from Moreton-in-Marsh which is only 8 miles away. The motorway network is easily accessible via the M40 J15 (15 miles).

CALEY FIELDS FARM

Caley Fields Farm is situated on the edge of Ilmington in a stunning rural location and approached down a tree lined gravelled driveway leading to an extensive parking area. Completed in 2013, the property has been sympathetically extended in Cotswold stone and enjoys glorious views over rolling countryside.

Internally the property provides spacious and comfortable accommodation set out over three floors. The principal living rooms are well-proportioned and ideally suited to entertaining as well as family life. At the heart of the home is a superb modern kitchen.

The four bedrooms and two bathrooms are located on the second floor and take advantage of the views across the surrounding countryside and Cotswold hills. Currently the third floor comprises store rooms which could be converted to bedroom accommodation subject to the usual consents.

Lawned gardens lie adjacent to the property with terracing and a small orchard. Planning permission has been granted for a double garage with studio/ office above.

The property will appeal to a broad audience of buyers looking for a fabulous home with outbuildings and land situated in open countryside on the edge of a very popular village.

THE BARN

Set away from the property to the north side is a range of modern general purpose farm buildings with extensive yard. Historically this was used for a forestry business and by the nature of the barns appearance, size and structure, lend themselves to equestrian use with ample room for a ménage and walker as well as numerous boxes. Please note that there is a three phase electrical supply to the yard.





THE LAND

The land lies principally to the north and west of the property and comprises of approximately 22 acres of arable and 21 acres of woodland planted in 2001 with mainly indigenous broadleaf trees including oak, beech and cherry and in addition some conifers.

The arable land is currently farmed by a local farmer under an annual shared farming agreement which could be continued should a future owner wish. It would however be ideal for converting to a number of smaller paddocks sown to grass.

A mains water supply is available to the land.





GENERAL INFORMATION

Local Authority

Stratford District Council. Telephone 01789 267575. Band E.

Services

Mains electricity and water, private septic tank. Oil-fired central heating. Underfloor heating to the sitting room, kitchen, utility room, study and boot room. Telephone line subject to BT transfer regulations.

Tenure

Freehold.

Town and Country Planning

The property lies within the area administered by Stratford-upon-Avon Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

Energy Performance Certificate

A copy of the full Energy Performance Certificate is available upon request.

Directions (CV36 4JY)

From the Junction of the A429 Fosse Way and the B4035 to the west of Shipston-on-Stour, continue north towards Stratford-upon-Avon. Take the left turn signposted Ilmington and Darlingscott. At the T-junction turn left and continue for about one and a half miles. At the next T-junction turn left and then right heading out of Ilmington towards Stratford-upon-Avon. Continue for about quarter of a mile where the property will be found on the right hand side. The property can be identified by a Savills for sale board.

Financial Services

We offer a wide range of services which may be of interest to you including free and comprehensive market appraisals and confidential and independent advice from one of the UK's leading independent and better known mortgage brokers. Please call our office if you would like more information on the services we can provide.

Viewing

Strictly by prior accompanied appointment with Savills.

CALEY FIELDS FARM

Approximate Gross Internal Area:

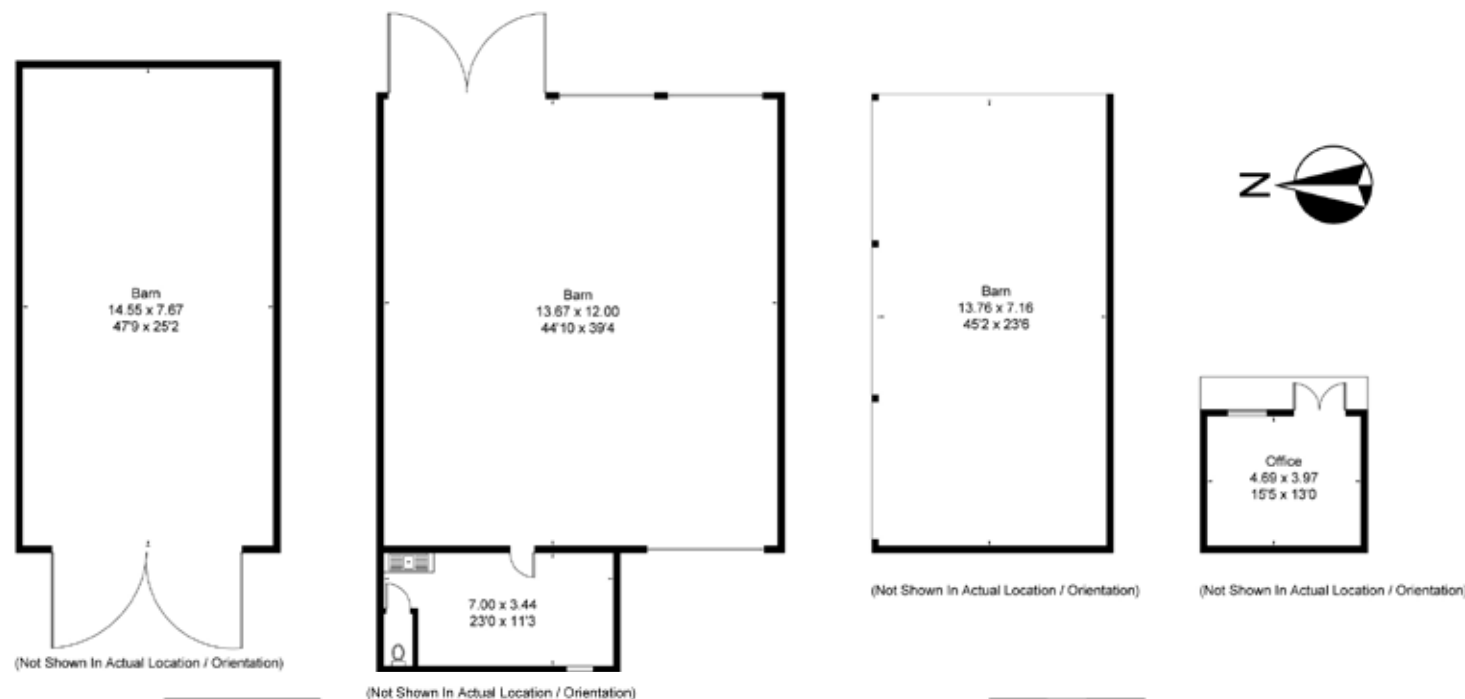
Main House: 316.8 sq.m. / 3410 sq.ft. (Excluding Void)

Barn: 300 sq.m. / 3229 sq.ft. (Excluding Open Barn)

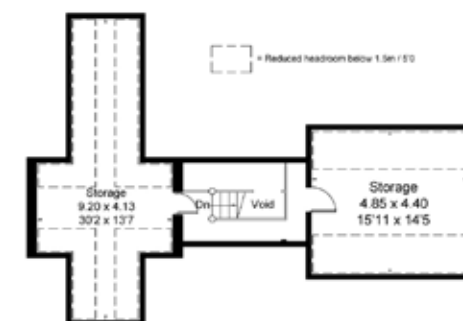
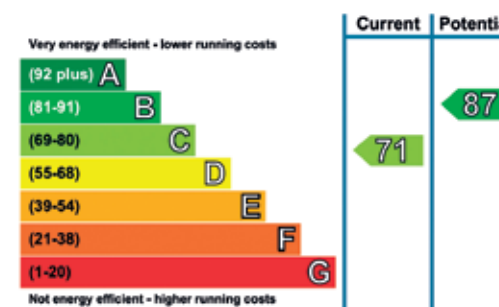
Office: 18.6 sq.m. / 200 sq.ft.

Total: 635.4 sq.m. / 6839 sq.ft.

For identification only. Not to scale.



Energy Efficiency Rating



onTheMarket.com

IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 18/08/02 HR.

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SAVILLS STOW-ON-THE-WOLD

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