



A period farm house situated in a popular village.

Friday Street, Lower Quinton, Stratford-upon-Avon, Warwickshire, CV37

Guide Price £695,000 Freehold



Stratford-upon-Avon 6 miles, Chipping Campden 7 miles, Moreton-in-Marsh 12 miles, Warwick 14 miles, Stow-on-the-Wold 16.5 miles, Birmingham International Airport 30 miles (distances and times approximate).

Entrance hall, sitting room, dining room, kitchen, cloakroom, four bedrooms, bathroom, WC, barn, garage, garden, parking.

Local Information

Henneys Farm is situated within the oldest part of Lower Quinton, a lovely South Warwickshire village with many fine period houses. It has a public house, primary school, general store and Post Office. The Cotswold market town of Chipping Campden is seven miles away and Moreton-in-Marsh is easily accessible with a regular fast train service to London Paddington (12 miles).

There is an excellent range of state, private and grammar schools in the area including Stratford Preparatory and The Croft Preparatory Schools in Stratford-upon-Avon and Chipping Campden School (an outstanding school Ofsted 2017).

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre and attracts almost four million visitors a year. There are numerous restaurants,

inns, bars and coffee shops and excellent sporting and recreational amenities including golf courses, swimming pool and leisure centre.

The NEC and Birmingham Airport are a 30 minute drive away with access to the M40, M42, M5 and the A46, all very close. There are good direct line train services to London and Birmingham via close by Evesham, Stratford-upon-Avon and Warwick.

The Cotswolds' year is packed with events ranging from world famous international festivals like Cheltenham Literature Festival and Cheltenham Gold Cup Week to major musical events such as the Wilderness Festival, Cornbury Festival or the Big Feastival, as well as a jam-packed events calendar featuring concerts, exhibitions, arts and literature





Henneys Farm

Henneys Farm is a detached, red brick property with the benefit of an attached barn. The sale of the property offers an opportunity to purchase a village property with scope to extend and remodel subject to the usual consents. The well-proportioned accommodation is set out over two floors. The entrance hall provides access to two dual aspect reception rooms. The dining room leads to the kitchen which is fitted with a comprehensive range of cabinets and a Rayburn. There are four good sized bedrooms on the first floor and a family bathroom and separate WC.

Attached to the main house is a two storey barn and integral garage. Scope exists to remodel the barn and garage to create ancillary accommodation or integrate it into the main house subject to the usual consents.

To the front of the property is a front garden which is laid to lawn. A pedestrian gates leads to the rear. The main garden with parking lies to the rear and is mainly laid to lawn with flower beds.

General Information

Right of Way

The neighbouring property to the rear of Henneys Farm reserves the right of access through the garden to repair, maintain and replace existing and future buildings.

Local Authority

Stratford-on-Avon District Council. Council Tax Band F.

Services

Mains water, electricity and private drainage. Oil-fired central heating. Telephone line subject to BT transfer regulations.

Tenure

Freehold.

Directions CV37 8SQ

Henneys Farm can be found on the junction where Main Street meets Friday Street, opposite the Church.

Viewing

Strictly by prior accompanied appointment with Savills.

Date of Information

Particulars prepared: May 2022. Photographs taken: May 2022.



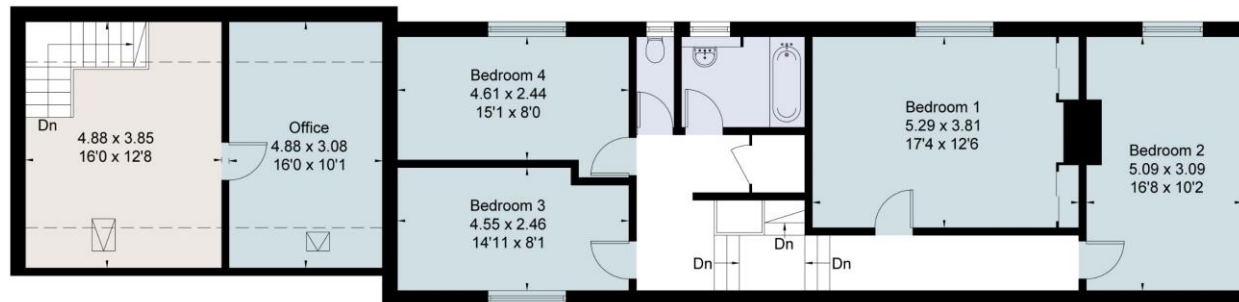


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savills.co.uk

David Henderson
 Stow-on-the-Wold
+44 (0) 1451 832 832
 david.henderson@savills.com

Approximate Area = 175.4 sq m / 1888 sq ft
 Barn = 55.5 sq m / 597 sq ft
 Garage = 17.4 sq m / 187 sq ft
 Total = 248.3 sq m / 2672 sq ft
 Including Limited Use Area (11.4 sq m / 123 sq ft)
 For identification only. Not to scale.
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Barn - First Floor

First Floor

□ = Reduced head height below 1.5m



Barn - Ground Floor

Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 299136

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		79
	33	
England, Scotland & Wales		EU Directive 2002/91/EC

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