



A handsome semi-detached barn conversion with land.

The Granary, Stamford Hall Farm, Fosse Way, Ettington, Stratford-upon-Avon, Warwickshire, CV37 7PA

OIEO £925,000 Freehold



Stratford-upon-Avon 6 miles, Moreton-in-Marsh 10 miles (mainline train to London Paddington from 90 mins), Warwick & M40 (J15) 10 miles, Banbury 15 miles (mainline trains to London Marylebone from 56 minutes), M40 (J11) 13 miles, (distances & times approximate).

Reception hall, sitting room, kitchen/dining room, garden room, cloakroom, principal bedroom suite, three further bedrooms, family bathroom, garaging, parking, garden, paddock.

In all about 2.7 acres.

Situation and Communications

Ettington has a vibrant community and retains many of its facilities with a shop and public house, primary school, village hall and parish church. Ettington lies about six miles south east of Stratford-upon-Avon, a lively market town offering a wealth of leisure facilities including internationally renowned theatres as well as extensive sports and shopping amenities. Just nine miles from the M40 and close to the Fosseway, Ettington is also within easy commuting reach of Banbury, Warwick and Leamington Spa. Stratford railway station provides good links to Birmingham while the wider rail network can be accessed from Warwick Parkway or Banbury for travel to London or the north.

There is an excellent range of state, independent and grammar schools in the general area. Independent schools include Warwick Prep, The Croft Preparatory School, Stratford Preparatory School, Warwick (Boys) and Kings High (Girls) in Warwick; Kingsley School (Leamington Spa); Rugby, Princethorpe College and Bloxham. Grammar schools locally include King Edward VI school (Sunday Times State School of the decade award, 2020), Stratford Girls Grammar school and Alcester Grammar School.

Sporting and leisure activities include racing at Stratford-upon-Avon and Warwick; golf courses at Stratford-upon-Avon, Brailes and Tadmarton; polo at Southam; motor racing at Silverstone; theatres at Stratford-upon-Avon, Coventry and Oxford.





The Granary

The Granary is a handsome red brick semi-detached barn. Converted in the mid-1990s, the property is one of a number of barns situated within a large courtyard.

A welcoming porch opens into a reception hall with polished flagstone floor and large picture window with views over the spacious garden and countryside beyond. A vaulted ceiling and a wealth of exposed beams create the perfect spot for dinner parties as the space easily accommodates a sizeable dining table and chairs. The sitting room has a wood floor and large inglenook fireplace with a real fire and large stone mantel. The east and west orientation ensures plenty of light into the room and there is access through glazed doors to the rear west facing terrace. The kitchen is fitted with an excellent range of cabinets with integrated appliances. The limestone floor flows through double doors into an adjacent garden room, a perfect spot for reading or just enjoying the warmth of the afternoon sun. A cloakroom completes the ground floor accommodation.

The principal bedroom has a high vaulted ceiling with a wealth of exposed beams. An attractive brick arched window gives wonderful views over the garden and beyond. There are built in wardrobes and a well-appointed en suite shower room.

Across the galleried landing are three further double bedrooms, all with exposed beams and two with fitted cupboards. These bedrooms share a family bathroom.

The garden lies to the rear of the property and is mainly laid to lawn with pretty borders edging the substantial terrace. The garden benefits from tall, mature hedges and four beautiful oak trees to ensure privacy. Beyond the garden is a 2.5 acre paddock which is ideal for horses or simply for enjoyment. To the front of the property there is ample parking and a double garage can be accessed at the top of the drive.





General Information

Local Authority

Band G, Stratford-on-Avon District Council.

Tenure

Freehold.

Services

Mains electricity and water are connected to the property. Oil fired central heating and hot water. Sewerage is via a shared private system.

Directions

From the centre of Stratford-upon-Avon proceed south on the A422 Banbury Road. Follow this road for approximately 5 miles, cross over the roundabout with the A429 and enter Ettington. Proceed through the village and turn left onto the B4455. After half-a-mile and just beyond the layby on the right there will be signs for The Granary. Proceed down the driveway and the property can be found on the right hand side of the quadrangle.

Viewing

Strictly by prior accompanied appointment with Savills.

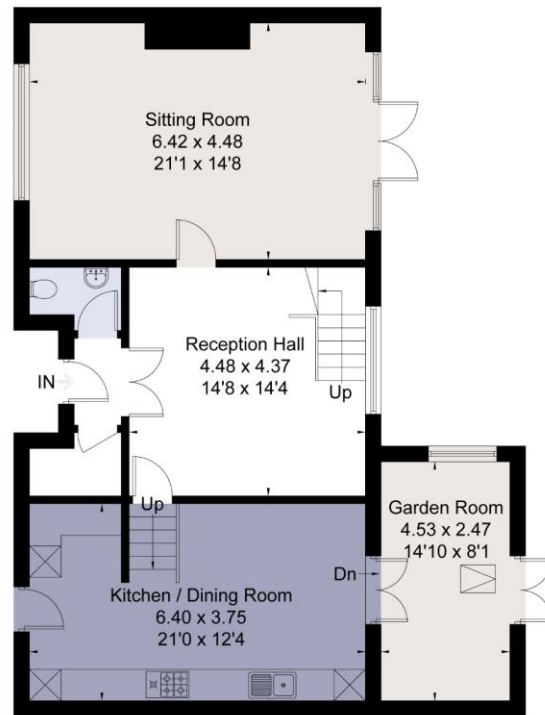
Date of Information

Particulars prepared: July 2021. Photographs taken: July 2021.

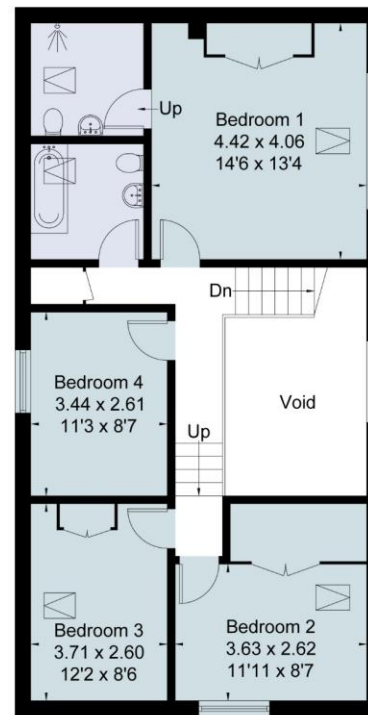




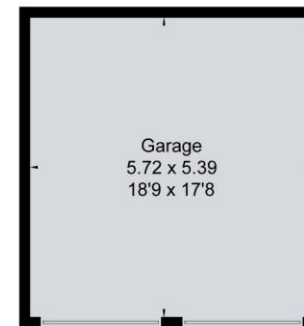
Approximate Area = 166.0 sq m / 1787 sq ft (Excluding Void)
Garage = 30.8 sq m / 331 sq ft
Total = 196.8 sq m / 2118 sq ft
For identification only. Not to scale.
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Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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		
England & Wales		
		EU Directive 2002/91/EC

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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