



OAKLANDS STABLES

Upper Tysoe, South Warwickshire



A BEAUTIFULLY POSITIONED EQUESTRIAN PROPERTY

With a three bedroom detached house and triple carport with apartment over, 25 stables, tack room, office and outbuildings, 40 x 20 metre manège and extensive paddock land. Situated in unspoilt South Warwickshire countryside, this property is ideal for a professional or private equestrian buyer.



3



3



3



31.37 acres



3



1



Distances: Banbury 9.5 miles (Intercity trains to Birmingham and London Marylebone from 55 mins), M40 (J11) 11 miles, Leamington Spa and Warwick 12 miles, Stratford-upon-Avon 11 miles, Moreton-in-Marsh 16 miles
(All distances and times are approximate)

SITUATION

Oaklands Stables is situated between Tysoe and Brailes in open countryside, well-screened from the highway. Upper Tysoe is a hamlet adjoining the thriving village of Tysoe, a conservation area close to the Cotswolds Area of Outstanding Natural Beauty. Tysoe is well served by a village store, post office, doctor's surgery, hairdresser, public house, parish church, Methodist church, WI, village hall and tennis club. There is a riding school in the nearby village of Radway. It has a highly regarded primary school and pre-school. There is a wide range of state, private and grammar schools nearby to suit most requirements.

The market town of Shipston-on-Stour and the rural village centre of Kineton are a few miles away and have a wider range of facilities. Banbury, Leamington Spa, Warwick and Stratford-upon-Avon are easily accessible. The Royal Shakespeare Theatres are at Stratford-upon-Avon, and Soho Farmhouse, the luxurious members' club in Chipping Norton, is also within easy reach.

There are golf courses close by, and racecourses at Warwick and Stratford-upon-Avon. At the edge of the escarpment, the site of the Civil War Battle of Edgehill in 1642 forms a backdrop to the east. The M40 is easily accessed at junctions 11 & 12 (Gaydon) and (Banbury).

THE PROPERTY

The house at Oaklands Stables was built in 2005 of Hornton stone under a slate roof, with a brick single-storey wing under a tiled roof. With air conditioning, flagstone floors, vaulted kitchen with exposed roof truss and roof lantern above, an extensive range of painted kitchen units with timber tops and range cooker, sink and integrated appliances and a pantry. Expansive hall with a glazed and timber-gabled front. The open-plan living space provides a formal drawing room area with fireplace, study area and sitting room with stone and brick fireplace with a wood-burning stove and French doors to the front and rear gardens.





Beyond the kitchen is a shower room/ WC, vaulted dining room and utility room.

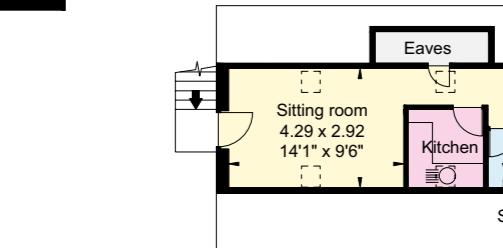
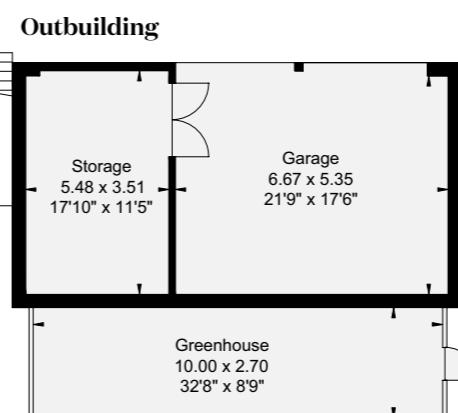
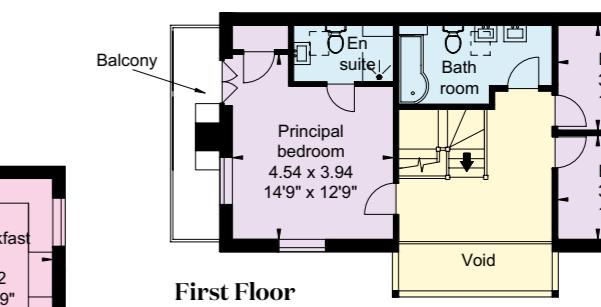
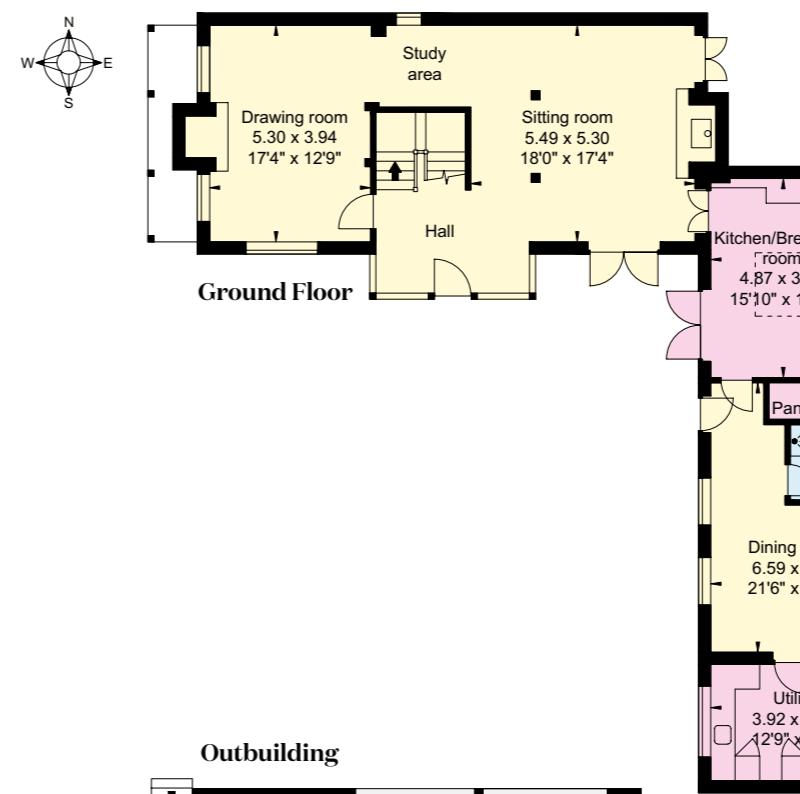
First floor galleried landing with expansive southerly views and a balcony and en suite shower room to the principal bedroom, two further bedrooms and family bathroom.

Stone-built open-fronted garage, with a secure store, with outside stairs to a one bedroom apartment above with a sitting room, kitchen, bedroom and shower room, and south-facing solar panels, with a lean-to greenhouse to the rear.

The property is not subject to an agricultural occupancy condition.



First Floor Flat



Approximate Gross Internal Area = House: 189 sq m (2,035 sq ft)
 Flat: 30 sq m (323 sq ft)
 Outbuilding: 87 sq m (937 sq ft)
 Equestrian Buildings: 454 sq m (4,888 sq ft)
 Total: 760 sq m (8,183 sq ft)

This plan is for layout guidance only. Not drawn to scale or to site. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



STABLES, GARDENS AND GROUNDS

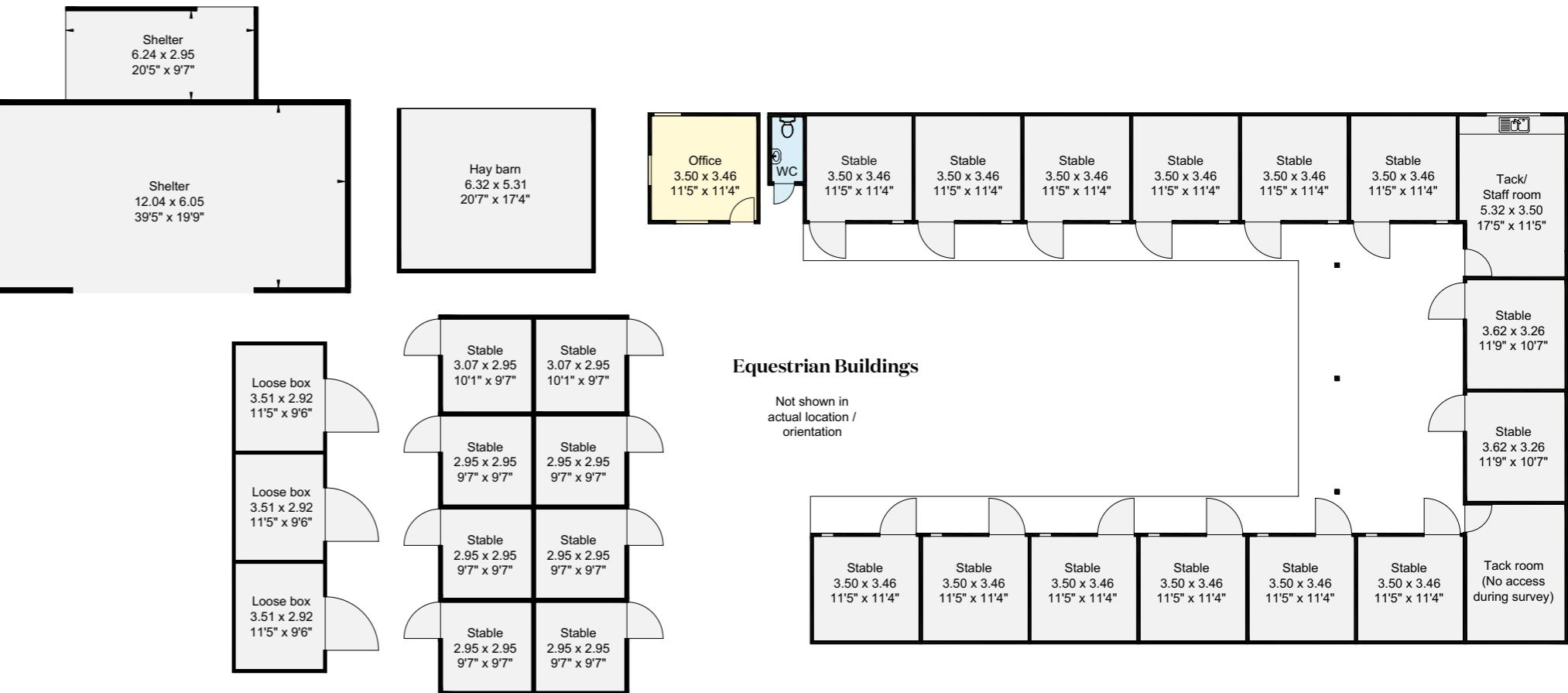
Approached through electric gates to an extensive gravel parking area. Lawned garden with birch, apple trees and field maple, small pond and fountain. Fenced manège with sand and carpet surface and lighting.

The stables have concrete yards, part covered, staff mess room and WC, yard office, tack rooms, fodder stores and extensive stabling and solarium. Horse walker in need of repair. Secure container storage All-weather lunge ring with lighting.

The paddocks have post and rail fencing, boundary hedges and water, trees include eucalyptus and a young lime tree. Field shelter A footpath crosses the land as shown on the boundary plan at some distance from the house and buildings.



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PROPERTY INFORMATION

Services: Mains electricity and water. Private sewerage treatment plant for drainage. Oil-fired central heating. Solar panels, telephone and Broadband.

Directions (CV35 0TR): Proceed out of the village of Upper Tysoe towards Brailes, and the entrance to the property will be found on the right about 0.5 miles from the village.

What3words: //materials.swift.straddled

Tenure: Freehold

Local Authority: Stratford on Avon District Council: 01789 267575.

Council Tax: Band E

EPC: D

Viewing: By prior appointment only with the agents.



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Date: 21 July 2025
Our reference: CHO012392307

Oaklands Stables, Shipston Road, Upper Tysoe, Warwick, CV35 0TR

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,350,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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A handwritten signature in black ink that reads 'Knight Frank' in a cursive, flowing script.

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