

Cade Hill House  
Bearley, Nr Stratford-upon-Avon, Warwickshire

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A fine **edge of village house** with far-reaching views, studio and garage, garden, swimming pool, paddocks, carp pool, wildflower meadow, young woodland and stables.

**Summary of accommodation**

Porch | Reception hall | Cloakroom | Drawing room | Dining room | Study | Kitchen/breakfast room | Dining room | Utility room  
Wide landing/sitting area | Five bedrooms | Four bathrooms (three en suite) | Boarded loft  
Annexe with ground floor sitting area and kitchenette, garage with guest bedroom/home office above with shower & WC  
Gravelled parking | Patio and gardens | Swimming pool with pool house with servery, shower room and WC plant room and terrace with awning  
Stables with tack room, fodder barn and store | Paddocks | Wildflower meadow, plantations of young trees and extensive conservation hedges  
Carp pool  
**About 11.1 acres**

**Distances**

Stratford-upon-Avon 4 miles, Henley-in-Arden 4 miles, Warwick & Leamington Spa 8 miles, M40 (J15) 6 miles,  
Warwick Parkway Station 7 miles (Intercity trains to London Marylebone 89 mins), Birmingham International Airport 25 miles  
(All distances and times are approximate)



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## Warwickshire

The pretty village of Bearley, with its parish church close to Cade Hill House, is located 4 miles to the north of Stratford-upon-Avon, where there are excellent shopping and recreational facilities, including a Leisure Centre and the well-known Royal Shakespeare Theatre.

Intercity trains run from Coventry (about 18 miles) to London Euston and from Warwick Parkway (about 7 miles) to Marylebone. There is also a turbo train service from Stratford-upon-Avon to Marylebone and commuter services to Birmingham. Henley-in-Arden is about 6 miles away. There is good access to the M40 (J15), about 6 miles.

In the area, there are state, grammar and private schools to meet most requirements, including Warwick Prep and Public School for Boys, Kings High School for Girls, The Squirrels, The Croft Preparatory School and Stratford-upon-Avon grammar schools.



There are local race courses in Stratford-upon-Avon and Warwick and golf courses at Leek Wootton, Bearley and Stratford-upon-Avon. The Heart of England Forest Trust owns extensive tracts of land adjoining the property where thousands of native trees are being planted, creating extensive permissive woodland rides and walks, a protected landscape and all the wildlife and benefits that this will produce in the future. There are footpaths and bridle paths also giving access to the surrounding countryside.

Few properties can boast the panoramic view to compare with Cade Hill House. From the house, the lawn and vantage points on the land, the view is uninterrupted and stretches across four counties.

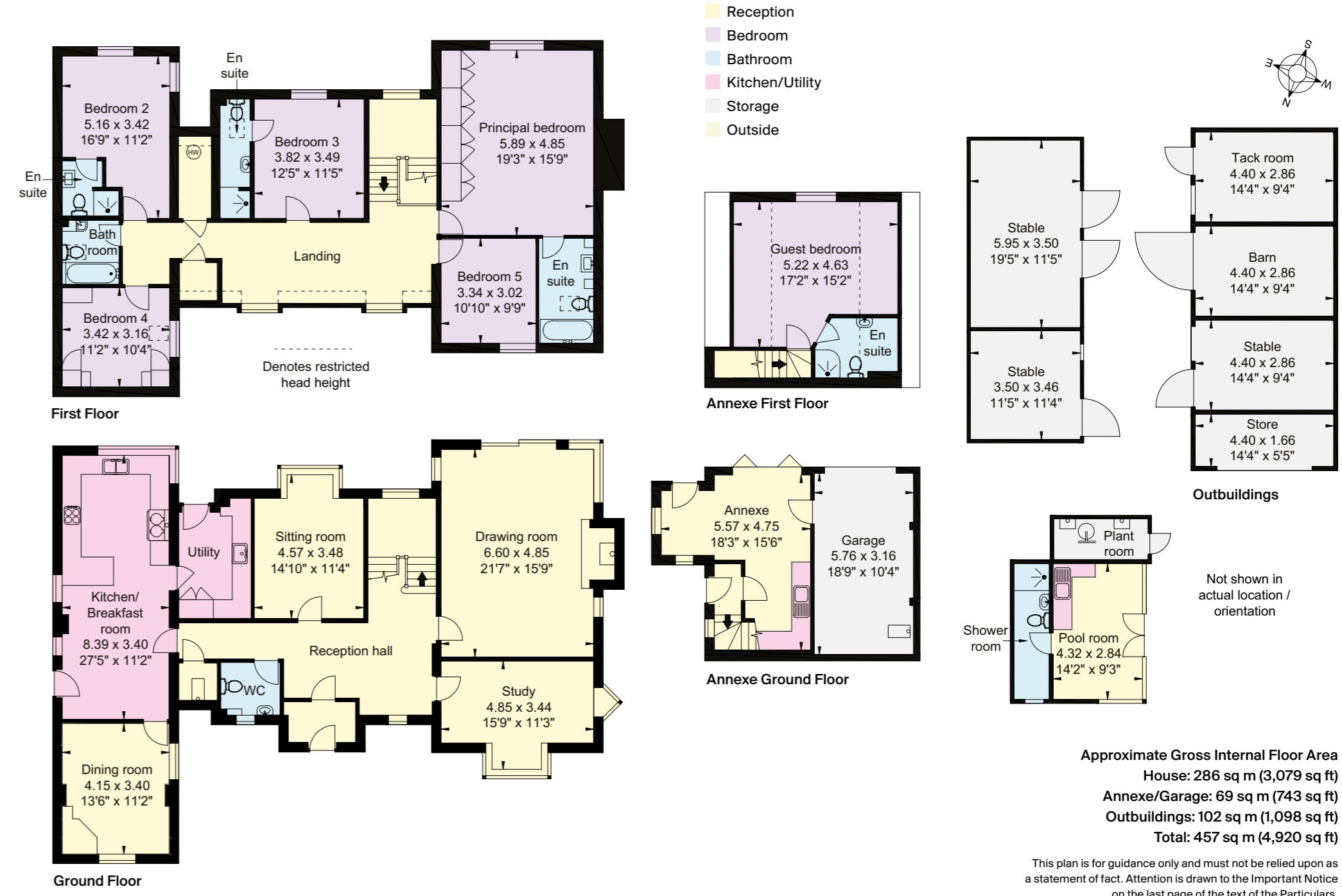
## The property

Cade Hill House is on the edge of the village in the village Conservation Area, at the end of Church Lane. Built in about 1995, the house has well-balanced five bedroom family accommodation, with four reception rooms off the enclosed porch and reception hall and takes full advantage of its location with south and west-facing corner windows to enjoy the vista, inlaid oak veneer doors, wide patio doors opening to the garden, upvc and timber double glazed windows, drawing room cornice and deep fireplace with wood burner. Bay windows to the sitting room and study which also has an oriel window to the side. The dining room is situated off the kitchen/breakfast room, with well-fitted oak-fronted units with integrated appliances, two oven oil-fired AGA, electric cooker hob and extractors, double bowl glazed sink and a large utility room off with additional storage, sink and plumbing for washing machine and dryer.

A wide dogleg staircase with a Venetian-style half-landing window rises to a generous landing/sitting area, with a walk-in airing cupboard and store cupboard. The principal bedroom with a range of built-in wardrobes to one wall and en suite bathroom, and bedrooms two and three, both with en suite shower rooms, all take full advantage of the views. Bedrooms four and five share the family bathroom.

A loft ladder gives access to a generous boarded loft space, with scope for further accommodation (subject to planning permission).



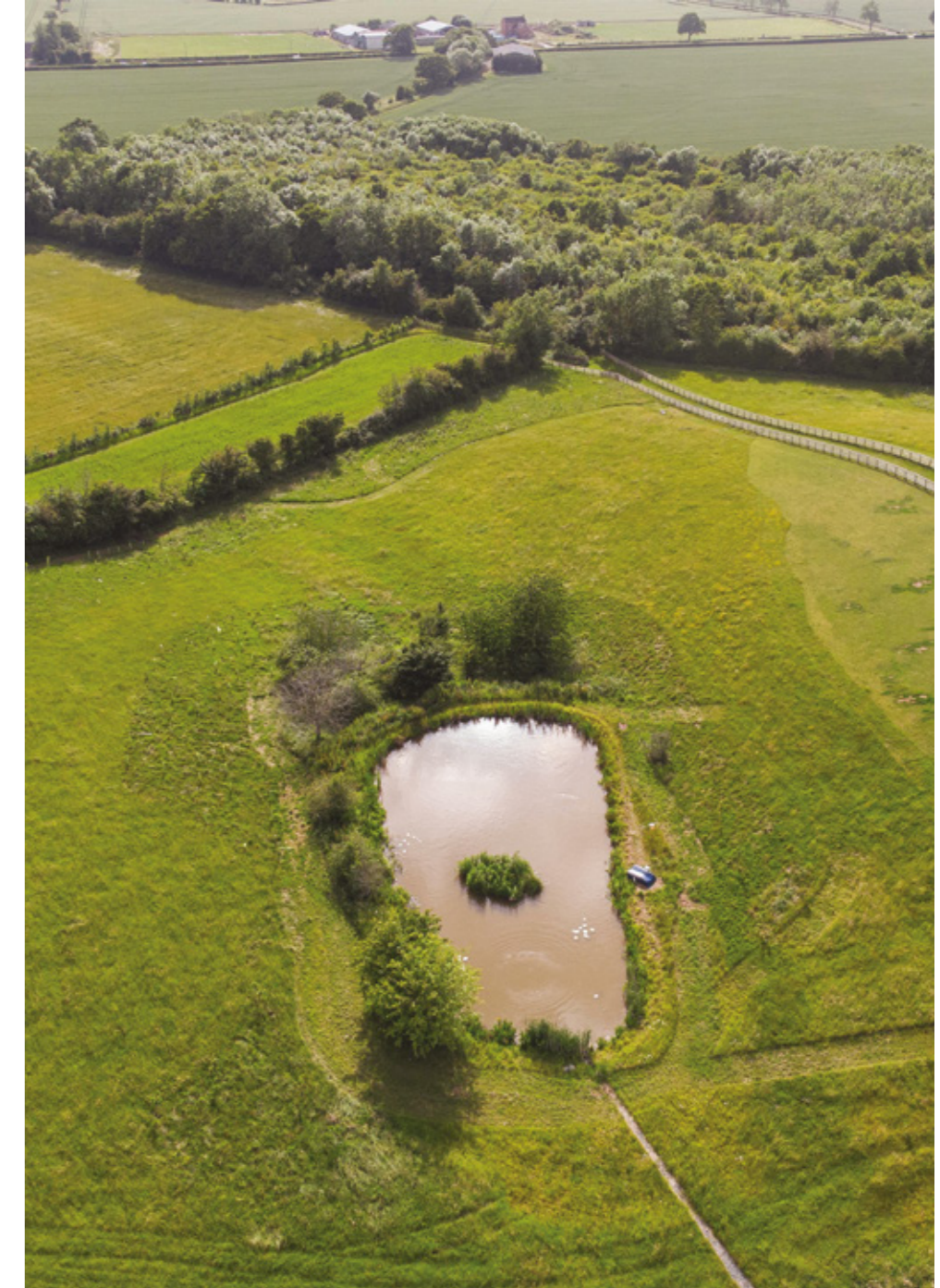


## Annexe

The detached annexe has a garage and its own heating boiler, a studio room with a kitchenette and worktop height power points and a first-floor carpeted guest bedroom/home office, which can be independently accessed from outside, with a large opening circular window, and shower room with WC.

Outdoor heated swimming pool with panoramic views with a recently installed heating system to rapidly bring the temperature to a comfortable level aided by an insulated summer cover. The adjacent Pool House provides changing room and full kitchen facilities for poolside hospitality, and a covered terrace provides shade.





## Outside

Approached by a gravel drive and parking area, the front garden is lawned with shrubs, young fruit trees and rugosa roses. The patio behind the house and lawn, with its exceptional views, leads to the swimming pool.

There is rear vehicular access by a right of way over an adjoining private road to the stableyard, and a well-screened footpath gives access to the surrounding countryside. There is stabling for up to five horses, a tack room, and fodder stores. With planning consent to extend the stabling. Surrounding the stables are grass paddocks.

The undulating land then opens out to wildflower meadows which the present owner has established to prioritise nature, with a mix of insects, bees, butterflies and moths, along with the extensive planting of traditional mixed native hedgerows and thousands of young native trees.

Part of the land, furthest from the house is subject to an overage clause in favour of a previous owner in the event of development on this part of the property.

A small lake with a floating island is stocked with sizeable carp of five different species and is a watering hole for deer, and regularly visited by wildfowl.



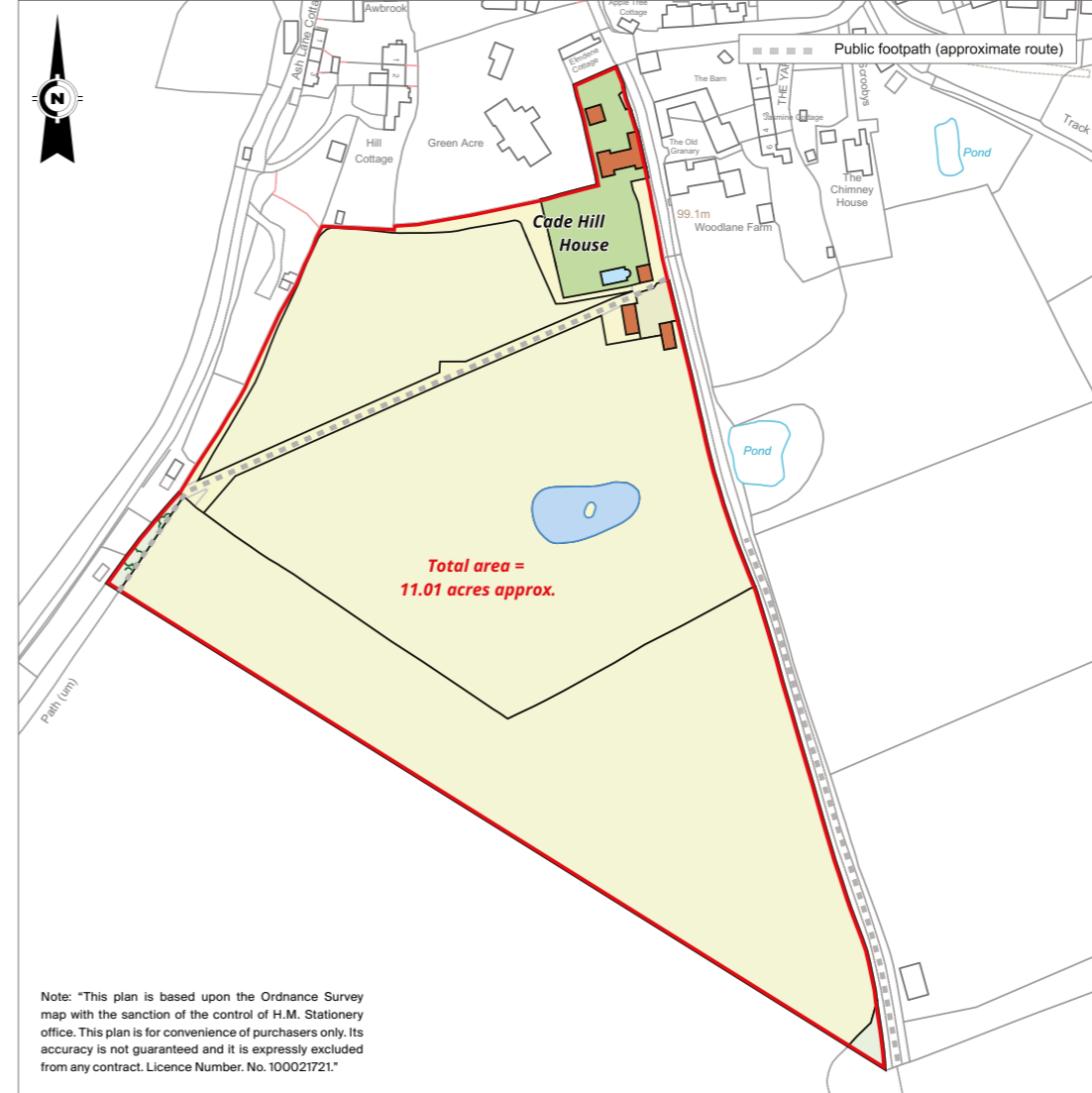


## Services

Mains electricity, water and drainage are connected to the property.  
 Oil fired central heating. Telephone with Broadband available.  
 Security system & floodlighting.

## Fixtures and fittings

All those mentioned in these sales particulars, together with fitted carpets and most light fittings, are included in the sale. All others such as garden ornaments, are excluded but some items may be available by separate negotiation.



## Directions (CV37 OSL)

From the M40 (J15) take the A46 south towards Stratford-upon-Avon. Keep on the A46, and at the second roundabout, take the A3400 towards Henley-in-Arden. After about 3 miles, turn right, signed to Bearley. Turn right into Church Lane and follow the lane to the right. Cade Hill House will be found on the right, where the lane turns to the left.

## Property information

**Tenure:** Freehold  
**Local Authority:** Stratford on Avon District Council: 01789 267575  
**Council Tax:** Band G  
**EPC Rating:** D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Date: 14 February 2024  
Our reference: STR012240874

## Cade Hill House, Church Lane, Bearley, Stratford-upon-Avon, CV37 0SL

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,750,000.

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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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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