

# Old Harrow, Langley, Warwickshire

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A beautiful Grade II listed home with ancillary accommodation and 1.12 acres of garden in the heart of this beautiful village.

### Distances

Henley-in-Arden 5.5 miles, Stratford-upon-Avon 6 miles, Warwick 7.5 miles, Leamington Spa 10 miles, Solihull 15 miles, Birmingham 25 miles, M40 (J15) 6 miles, Warwick Parkway Station 6.5 miles (trains to London Marylebone from 69 minutes), Birmingham International Airport 21 miles (All distances and times are approximate).

### Situation

Langley is a popular village approximately six miles north of Stratford-upon-Avon. Stratford is the region's cultural centre, offering an excellent range of shopping and recreational facilities and is the home of the world-famous Royal Shakespeare Company.



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**Tenure** Freehold  
**Local Authority** Stratford on Avon District Council. 01789 267575  
**Council Tax** Band G



There is a good range of state, grammar and private schools in the area to suit most requirements, including The Croft Prep School, King Edward VI Grammar School for Boys and Shotton Grammar School for Girls in Stratford, Warwick Prep School, King's High School for Girls and Warwick School for Boys in Warwick and The Kingsley School in Leamington Spa.

Access to the national motorway network is just six miles away at junction 15 of the M40, whilst the rail network is also within easy reach, with trains from Warwick Parkway to London Marylebone and Birmingham.

There are local racecourses at Stratford-upon-Avon and Warwick and a wealth of golf courses, including Bearley, Claverdon, Leek Wootton, and Stratford-upon-Avon.

## The property

Old Harrow is a former coaching Inn, swathed in history with an abundance of character. It has been tastefully modernised, retaining all the traditional features but with the benefits of modern living; fibre broadband, electric car charger and double glazing to the majority of the property.



A spacious kitchen/breakfast room has exposed beams, limestone flooring and a range of modern units beneath an oak worktop with integrated appliances, including a Range-style double oven set into the inglenook fireplace. There is a generous separate utility. Located off the kitchen/breakfast room are a formal dining room with exposed timbers and original stone flooring, and a lovely light dual aspect family room with bi-fold doors to the patio area.

A delightful sitting room has an inglenook fireplace and a woodburning stove, exposed timbers and leaded windows. The home office is of a good size and ideal for home workers. There is a cloakroom adjacent to the office.

On the first floor, there is a principal bedroom suite with exposed roof timbers and an en suite bathroom with a separate bath and walk-in shower. Three further double bedrooms, all of a good size, share the family bathroom which also has a bath and a separate shower.

Old Harrow is accessed via a gated driveway, which provides parking for several cars. There is a double carport with ancillary accommodation above and a shower room. Currently used by the vendors as additional office space, this would be ideal guest accommodation or would work well for multi-generation living. There is also a further single garage and stables.

## Historical note

Old Harrow was originally constructed in circa 1650 and operated as the 'Harrow Inn' village pub. In the early 1900's a couple from Birmingham bought the pub, the pub was known to have been used by passing salesmen to/from London and was able to offer overnight accommodation. The pub closed in 1937 and the building was purchased in 1939. It is understood that the owners spent some months carrying out refurbishment and conversion from a pub thoughtfully transformed the property into a private residence. Subsequently, over many years the home has been passed from occupier to occupier with each owner making this fine home their own.



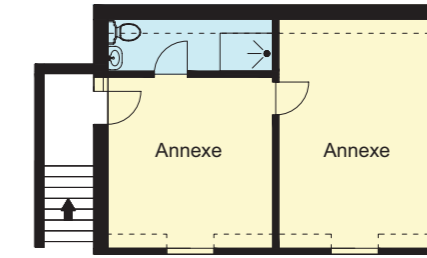
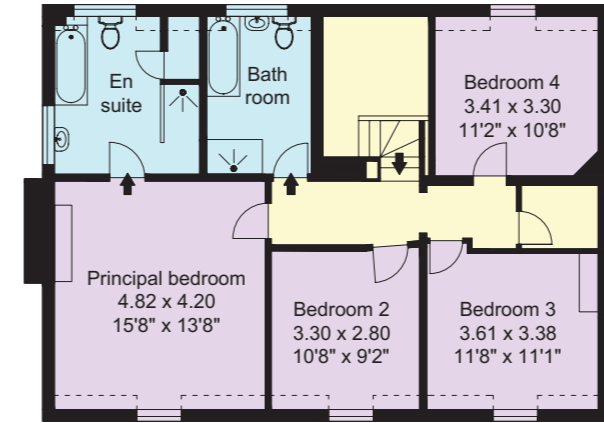




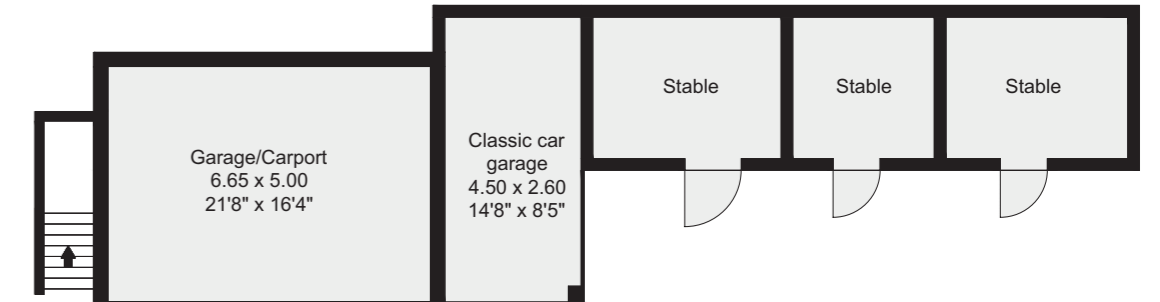
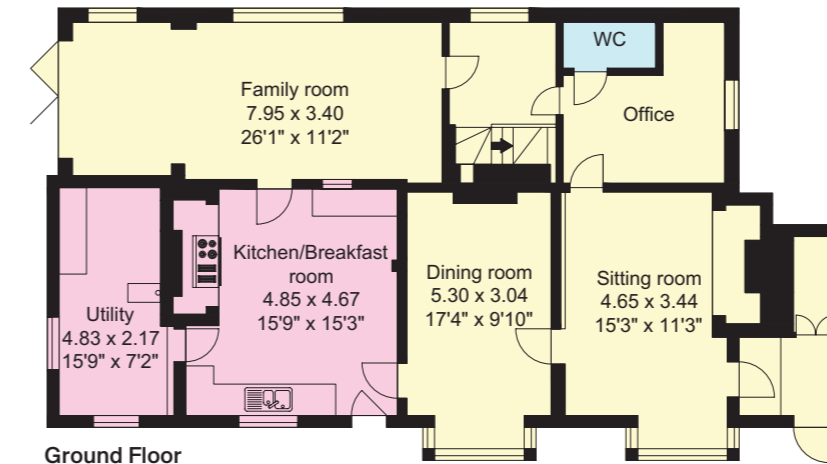
Approximate Gross Internal Floor Area  
 House: 196 sq m ( 2,110 sq ft)  
 Annexe/Outbuildings: 114 sq m (1,227 sq ft)  
 Total: 310 sq m (3,337 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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



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 Denotes restricted head height

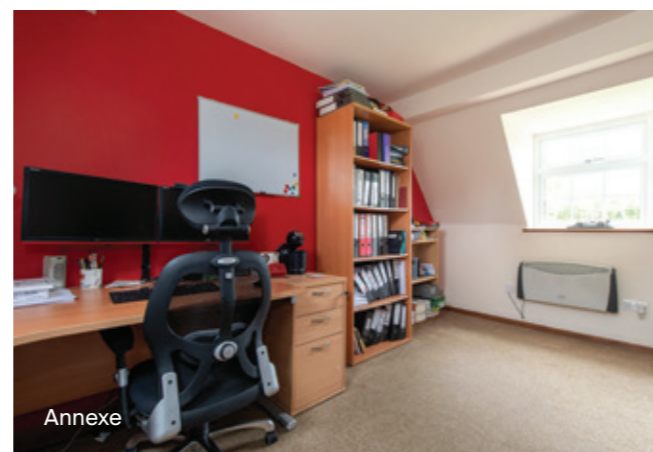




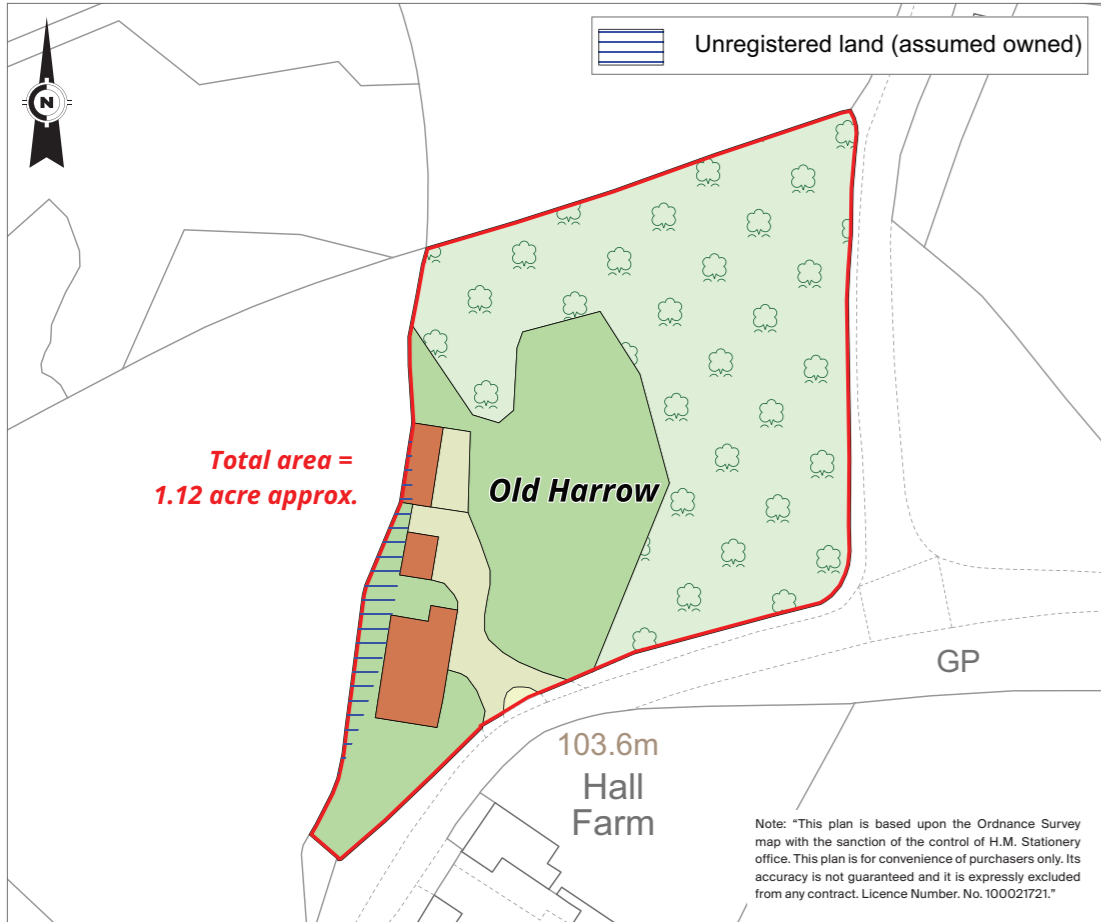


## Gardens and grounds

The gardens and grounds are a delight, perfect for relaxing or entertaining. There is a private garden just off the family room, with a patio and further lawn area enclosed via mature hedging, making this the perfect space to dine al fresco. Beyond the drive is a further area of grounds, split between a large, mainly laid-to-lawn area and mature woodland that is full of wildlife. There is a private play area including swings and slide, a greenhouse, raised planting beds and an orchard.







## Services

Mains water and electricity are connected to the property. Oil fired central heating. Private drainage.

## What3Words

///gives.equipping.relatng

## Viewing

By prior appointment only with the agents.

**Knight Frank Stratford-upon-Avon**  
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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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Particulars dated June 2024, Photographs and videos dated June 2024.

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Date: 13 June 2024  
Our reference: STR012253971

## Old Harrow, Langley, Stratford-upon-Avon, CV37 0HW

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

Yours faithfully



**KNIGHT FRANK LLP**

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