



Holly Bush House, School Lane, Warmington



Holly Bush House, School Lane, Warmington, Banbury

Holly Bush House is situated on a quiet lane in the Conservation Village of Warmington on the Oxfordshire/Warwickshire borders. Positioned immediately below the slope of Edge Hill, Warmington is a quintessential English village with stone houses and cottages situated around a large village green and duck pond. The village has an active community, which benefits from a village hall, Parish Church, The Plough public house and a local farm shop.

In the area are National Trust properties, including Upton House and Farnborough Hall, Compton Verney House and an Art Gallery are also nearby. The M40 gives access to Oxford, London, the West Midlands and the wider motorway network.



Tenure: Available freehold

Local authority: Stratford-on-Avon District Council

Council tax band: E





There is a range of state and independent schools in the area to suit most requirements, including Sherington Private and Fenny Compton Primary Schools, Bloxham Public School, Tudor Hall School for Girls, Warwick Prep and Public School and King's High School for Girls. Kingsley School for Girls, Arnold Lodge are in Leamington Spa. King Edwards Grammar School for Boys and Shotton Girls Grammar School are in Stratford-upon-Avon.

There are golf courses at Tadmarton, Brailes, Chacombe and Stratford, with racing at Warwick, Stratford and Cheltenham. Stratford is the region's cultural centre with its Shakespearean heritage and theatres.





A handsome stone-built detached village cottage with private parking and an outbuilding offering scope for additional accommodation.

Holly Bush House is a pretty detached village house built of attractive Hornton ironstone dating from 1912 under a slate roof with accommodation over three floors. The property has been very well maintained and updated by the present owners, and all the windows have been replaced, with seven of them, along with the two external doors, as recently as 2022. Principal rooms have attractive coved cornices, and there are attractive pine-panelled doors.

The accommodation is well laid out with good ceiling heights. Hall with the timber staircase rising, painted panelling to one wall and quarry tile floor, sitting room with a wide south-facing window and west-facing window and attractive cast iron fireplace with timber surround. Dining room with a cast iron range with a pine surround, built-in cupboard and shelves and large understair store. Kitchen with a range of kitchen cupboards with heatproof tops and wall cabinets with sink and cooker, attractive brick alcove with shelves to either side, tiling, quarry tile floor and door to the rear garden. Plumbing for washing machine and dishwasher.

To the first floor is a large landing and cloakroom, family bathroom and principal bedroom with windows to three sides, and decorative Art Deco cast iron fireplace. West-facing second double bedroom with built-in wardrobe.

To the second floor, the staircase rises to a large studio/study with window and roof light, leading to double bedroom three, which has an en suite shower room.

Outbuilding and garden

A short distance from the kitchen door is a detached stone outbuilding, which, subject to planning permission, could be sympathetically linked to the house and provide a fantastic kitchen/family room. The house has a lovely enclosed garden, which is a real feature of the property. There is a patio off the kitchen, lawn and a selection of traditional cottage garden beds and borders with plants and shrubs with a stone wall with close boarded fence above to the roadside and the rear and a flagstone seating area. To the front is a gravel parking area for two cars.





Services

Mains electricity, water and drainage are connected to the property.
Oil-fired central heating. Telephone and broadband.

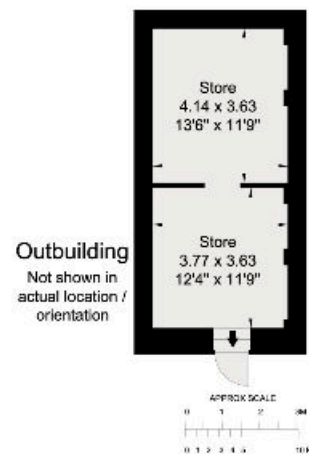
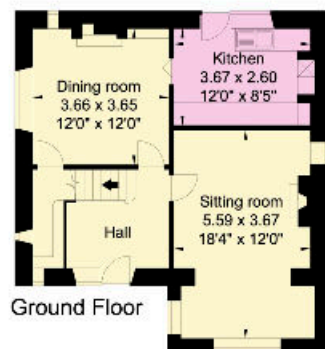
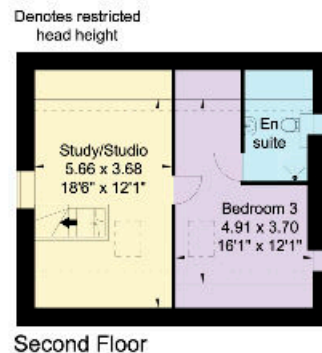
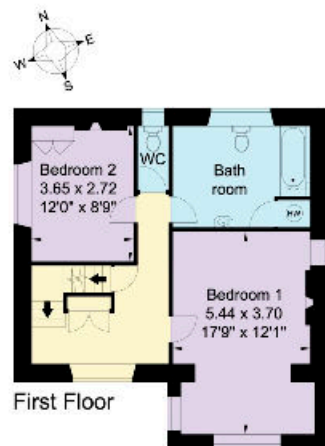
Directions (OX17 IDE)

From the M40 (J11) at Banbury, proceed into Banbury and take the A4100 Warwick Road. Proceed past the turning to Shotteswell, and turn right at a short length of dual carriageway signed Warmington. Proceed down to the village, past the Church on the right and just past The Plough pub on the left, turn left into Chapel Lane. At the end of the lane turn right into School Lane and Holly Bush House is a short distance along the lane on the right.



**Approximate Gross Internal Floor Area
187 sq m / 2014 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.



Knight Frank
Stratford-upon-Avon
Bridgeway House
CV37 6YX

knightfrank.co.uk

I would be delighted to tell you more
James Way
+44 1789 206950
james.way@knightfrank.com

**Holly Bush House
Warmington**

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all that information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2023. Photographs and videos dated September 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Date: 22 September 2023
Our reference: STR012302083

Holly Bush House, School Lane, Warmington, Banbury, OX17 1DE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £595,000.

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

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

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

Enc:

James Way
Partner
+44 1789 206 950
james.way@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.1 Mar 23