

Shakespeare Hall, Rowington, Warwickshire





An impressive **Grade II listed home** with ancillary accommodation, four cottages, stables and 20.47 acres

Summary of accommodation

Reception hall | Dining hall | Drawing room | Sitting room | Dining room | Study | Family room | Hobby room | Kitchen/Breakfast room
Back kitchen | Principal bedroom suite | Guest bedroom suite | Five further bedrooms | Four further bathrooms | WC | Laundry

Carport | Garden/Wood store | Courtyard | Gardener's WC

One bedroom annexe with kitchen and sitting room/studio/bedroom | En suite bathroom

Stable Cottage: Sitting/Dining room | Kitchen | Shower room | Three bedrooms | Family bathroom

Cottage 1: Sitting room | Kitchen | Three bedrooms | En suite bathroom | Shower room

Cottage 2: Sitting room | Kitchen | Bedroom | Bathroom

Cottage 3: Sitting room | Dining room | Kitchen | WC | Two en suite bedrooms

Stables | Attractive gardens | Paddocks | Ponds | Woodland

In all about 20.47 acres

Distances

Warwick 7 miles, Warwick Parkway Station 6.5 miles (trains to London Marylebone from 69 minutes), M40 (J16) 5 miles, M40 (J15) 8 miles
Leamington Spa 10 miles, Solihull 10 miles, Birmingham 15 miles, Birmingham International Airport 11 miles, Stratford-upon-Avon 14 miles
(All distances and times are approximate)



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Situation

Shakespeare Hall is in the heart of the lovely village of Rowington, which has a fine parish church, an excellent sports club, a cricket club and a tennis club. Many country pubs are nearby and Baddesley Clinton National Trust House is within walking distance. The village is excellently located for access to the motorway network, intercity train services and the West Midlands' centres of employment. Warwick, Henley-in-Arden, Stratford-upon-Avon, Leamington Spa and Solihull are all readily accessible with excellent shopping facilities, such as the Touchwood shopping centre in Solihull, including a John Lewis branch.

The area has a range of state, grammar and private schools to suit most requirements. These include King's High School for Girls, Warwick Prep and Public Schools, The Croft Prep School in Stratford-upon-Avon and Stratford Grammar schools. Arnold Lodge and Kingsley School in Leamington Spa are also nearby. Further schools are available in Solihull.

The area has several golf courses and racing is at Stratford-upon-Avon, Warwick and Cheltenham.





The property

Reputed to have originally been built for relatives of William Shakespeare, Shakespeare Hall is a fine Grade II listed family home with abundant character throughout.

The accommodation in the main house is extensive and the sizeable entrance hall sets the tone. It has an attractive period fireplace and a beautiful staircase rising to the first floor. The principal reception rooms include a grand drawing room with lovely views over the rear gardens, a wonderful sitting room and a delightful dining room with wood panelling. There is also a family room, home office, kitchen/breakfast room and a useful back kitchen that works perfectly as a 'prep' area when hosting guests.

The first floor mirrors the sizeable accommodation on the ground floor. There is a principal bedroom suite with an en suite bathroom, with both a bath and a separate shower, and a guest suite with an en suite bathroom, with a bath and separate shower. There are five further bedrooms, three of which are en suite and a family bathroom.





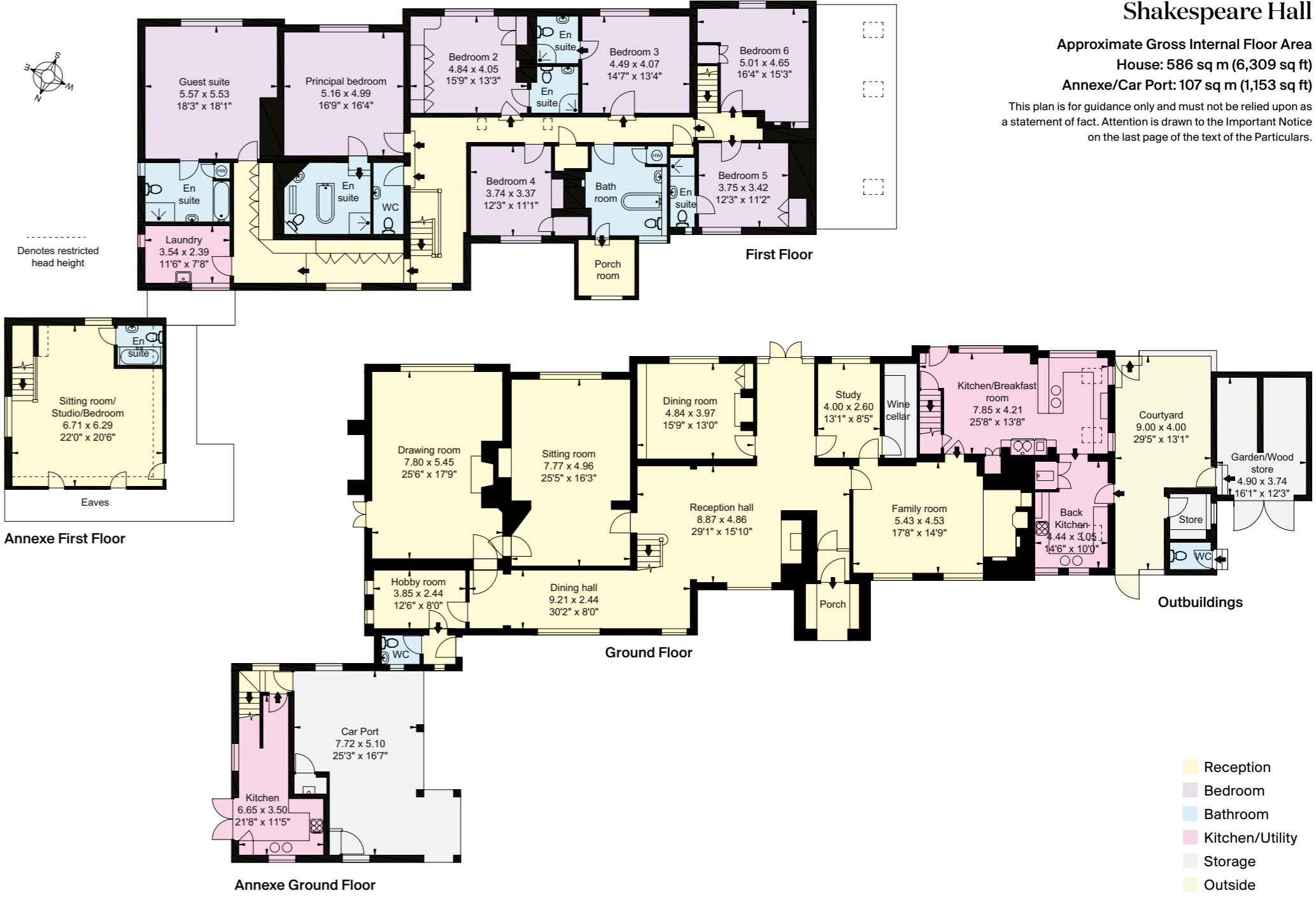
Shakespeare Hall

Approximate Gross Internal Floor Area

House: 586 sq m (6,309 sq ft)

Annexe/Car Port: 107 sq m (1,153 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.







Annexe

Ancillary accommodation

The well-appointed annexe is accessed via the carport. It has a kitchen on the ground floor, stairs to the first floor studio and an en suite bathroom. This is a valuable space for guests, extended family or staff.

Cottages

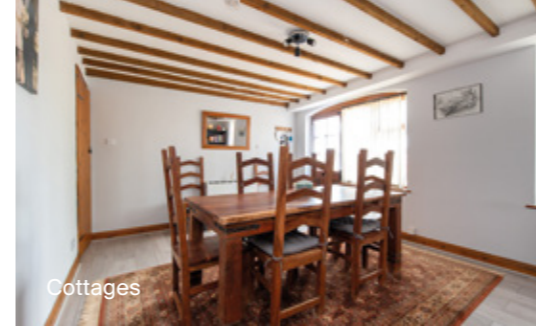
Further to Shakespeare Hall, the estate benefits from four cottages ranging from one bedroom to three bedrooms and offers excellent income potential.



Cottages



Cottages



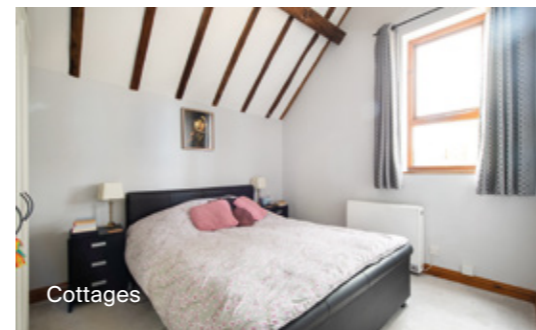
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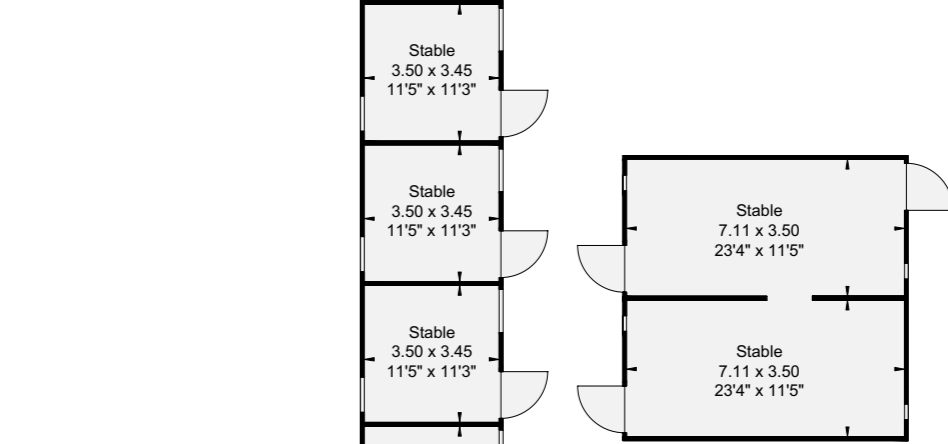
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Cottages

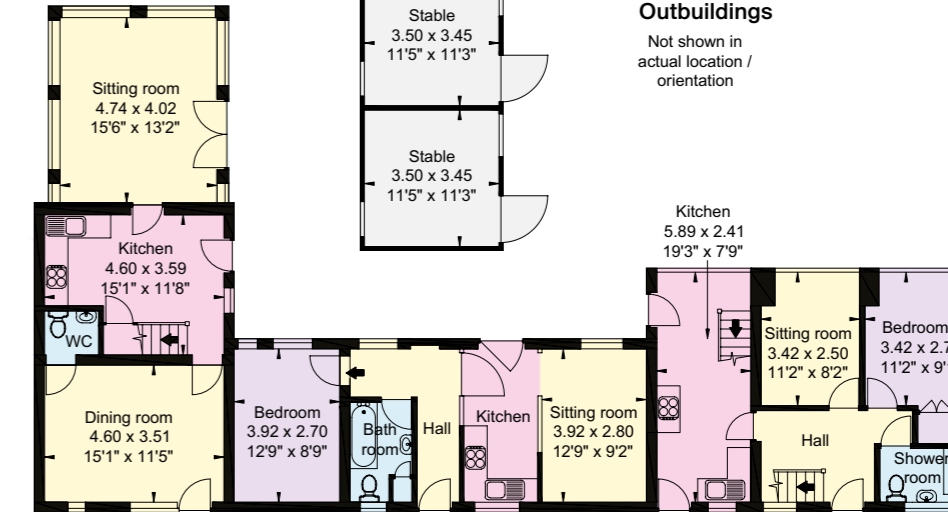


Cottages



Outbuildings

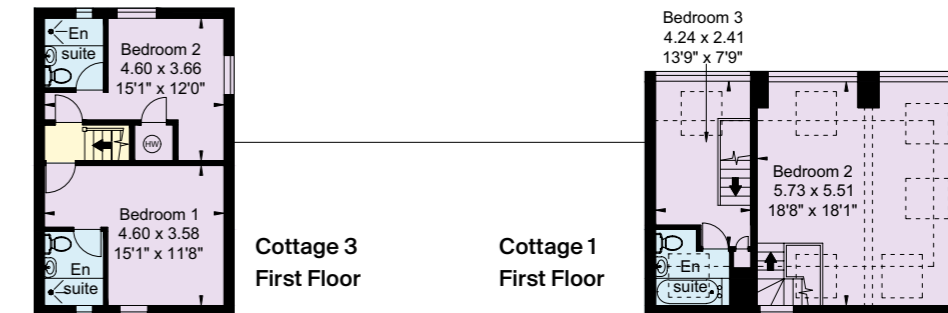
Not shown in actual location / orientation



Cottage 3 Ground Floor

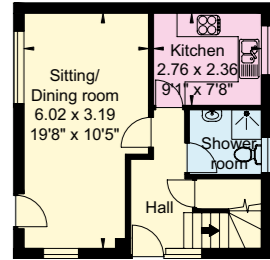
Cottage 2

Cottage 1 Ground Floor

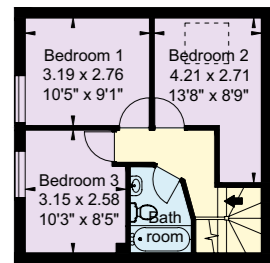


Cottage 3 First Floor

Cottage 1 First Floor



Stable Cottage Ground Floor



Stable Cottage First Floor

Cottages & Outbuildings

Approximate Gross Internal Floor Area
 Stables/Outbuildings: 137 sq m (1,476 sq ft)
 Cottages 1 - 3: 227 sq m (2,445 sq ft)
 Stable Cottage: 74 sq m (798 sq ft)
 Total: 1,131 sq m (12,181 sq ft)

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Gardens and grounds

One approaches the property via a long tree-lined driveway, which ensures the property is barely visible from the road. The formal gardens and grounds are beautiful and well-stocked with herbaceous shrub beds and fine specimen trees. The views to be enjoyed from the formal gardens at the rear truly must be admired. These views over the rolling countryside are nothing short of idyllic.

The property and its gardens are situated within 20 acres of paddock land, ensuring privacy. The land lends itself well to the equestrian purchaser, and Shakespeare Hall already has stables.

With beautiful views, several ponds, paddock land and extensive views, Shakespeare Hall and its setting are undoubtedly an exceptional family home.





Services

Mains water and electricity are connected to the property. Oil fired central heating to the main house. LPG to the annexe. Storage Heaters to the cottages. Private drainage.

What3Words

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Viewing

By prior appointment only with the agents.

Property information

Tenure: Freehold

Local Authority: Warwick District Council: 01926 410410

Council Tax: Band H



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: 01 May 2024
Our reference: STR012311972

Shakespeare Hall, Rowington, Warwick, CV35 7DB

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £3,500,000.

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



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