

CUTLERS FARM



WOOTTON WAWEN • WARWICKSHIRE





CUTLERS FARM

EDSTONE • WOOTTON WAWEN • HENLEY-IN-ARDEN • WARWICKSHIRE • B95 6DJ

Stratford-upon-Avon 6.5 miles • M40 (J15) 6.7 miles • Warwick 8.7 miles • Birmingham 31 miles

A charming period family home with extensive secondary accommodation and income producing commercial property at the heart of a mixed 326 acre farm

Entrance Hall • Drawing Room • Dining Room • Sitting Room • Conservatory • Kitchen/Breakfast Room

Seven Bedrooms • Three Bathrooms • Utility/Boot Room • Cellar

Formal Gardens • Former Tennis Court • Garage • Workshop

Two Bedroom Annexe • Three Further Cottages

Courtyard of Traditional Outbuildings Converted to Commercial Lets • Storage Units • Farm Buildings

Pasture • Arable • Mature Woodland

In all about 326.77 acres

For sale as a whole



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Cutlers Farm is situated to the east of the historic village of Wootton Wawen, nestled among Warwickshire's rolling countryside with easy access to communication links in all directions.

Wootton Wawen has an active community with a primary school, parish church and hall, post office/general store, farm shop and two public houses. To the north west, Henley-in-Arden is a picturesque market town with further local amenities and Stratford-upon-Avon which, with the Royal

Shakespeare Theatre forms the region's cultural centre.

Warwick and Royal Leamington Spa provide all major services, amenities and communication links with mainline station Warwick Parkway to London Marylebone (83 minutes) and access to the M40 Motorway. There is a local train service to Birmingham City centre from Wootton Wawen and Henley-in-Arden. Birmingham Airport is 20 miles to the north.

There is an excellent range of state,

grammar and private schools in the area to suit most requirements including Stratford Preparatory School, King Edward's Grammar School For Boys, Stratford-upon-Avon Grammar School for Girls and Stratford High School. Warwick and Leamington Spa are also nearby providing good private schooling and facilities.

Local racecourses include Warwick and Stratford-upon-Avon and there are golf courses at Bearley, Stratford-upon-Avon, Henley-in-Arden and Leek Wootton.



CUTLERS FARM

Cutlers Farm is located in a beautiful peaceful setting at the heart of the undulating mixed farm with far reaching views over the land.

The charming period farmhouse sits in a slightly elevated south facing position with excellent views. The unlisted family house extends to just over 4,800 sq ft and has been maintained to a high standard by the current owners although there is huge potential to further improve the property.

The drawing room and sitting room, both have bay windows, open fireplaces and views over the gardens. Also off the entrance hall are the dining room, conservatory, open plan kitchen and breakfast room. There is a utility room and WC near the back door along with a spacious double wine cellar.

On the first floor is the ensuite principal bedroom along with an ensuite guest bedroom, 3 further bedrooms and a family bathroom. There are 2 additional bedrooms on the second floor.

Immediately to the north west of the house is a two bedroom annexe with a sitting room, kitchen and shower room. This is currently let under an Assured Shorthold Tenancy but offers flexible accommodation, either linked to the house for guests or staff, or as an income generator.

The house is set in a rural position benefitting from a half mile drive which arrives at a courtyard to the north of the house. There are lovely views from the house in every direction over the formal lawns and ha-ha. There is a former walled swimming pool and kitchen garden along with a former tennis court.



CUTLERS FARM FLOOR PLAN

Approximate Gross Internal Floor Area:

House: 447 sq m (4,812 sq ft)

Cottages: 354 sq m (3,811 sq ft)

Annexe: 75 sq m (809 sq ft)

Units 1 - 7: 593 sq m (6,384 sq ft)

Outbuildings: 1,429 sq m (15,383 sq ft)

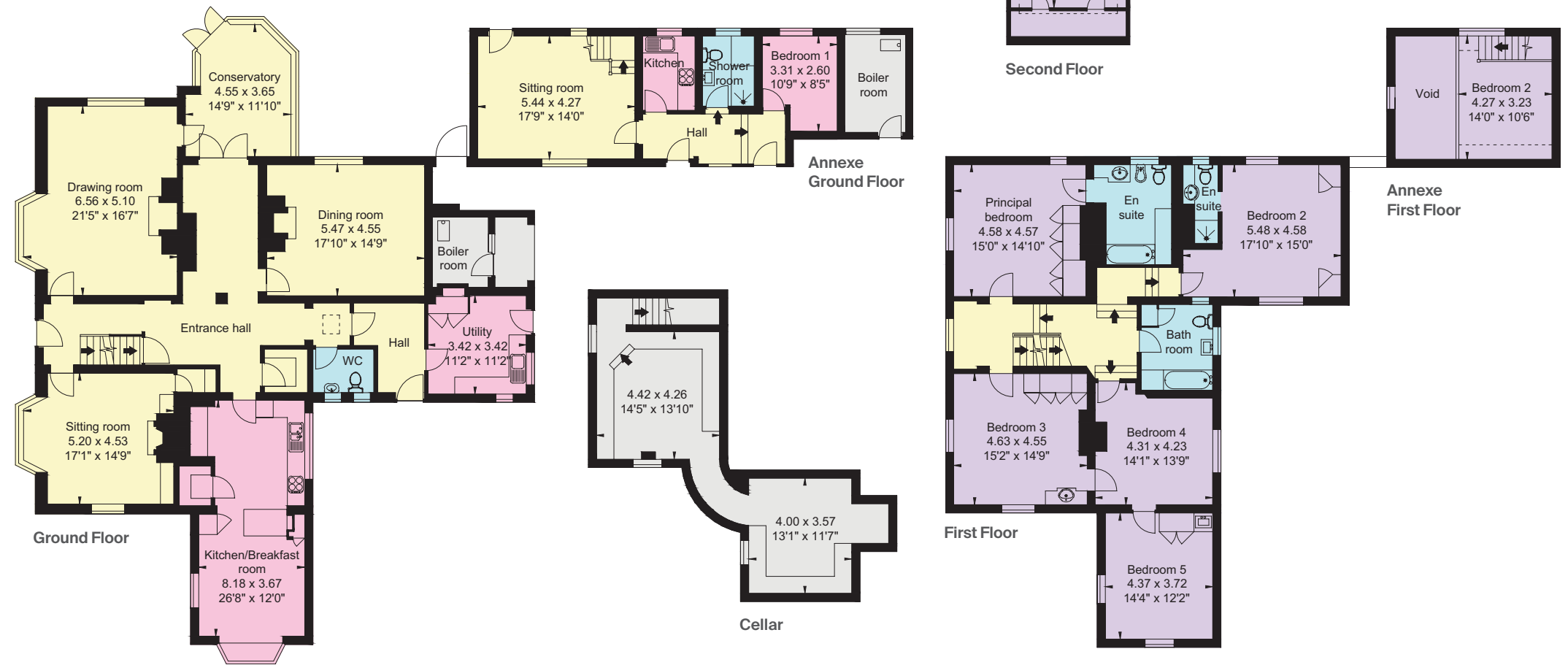
Total: 2,898 sq m (31,199 sq ft)

inc. restricted head height

exc. voids

For identification only, not to scale.

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage





1-3 CUTLERS FARM COTTAGES

To the north of the farm buildings are three semi-detached red brick farm cottages. Each cottage has three bedrooms with Numbers 2 and 3 being identical and Number 1 much larger with an additional reception room and upstairs bathroom.

All the cottages are currently occupied however vacant possession would be available if required.

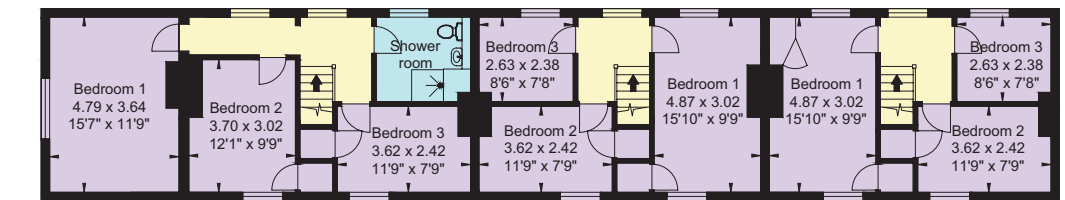
Further details are available from the selling agent.

Approximate Gross Internal Floor Area:

Cottages: 354 sq m (3,811 sq ft)

For identification only, not to scale.

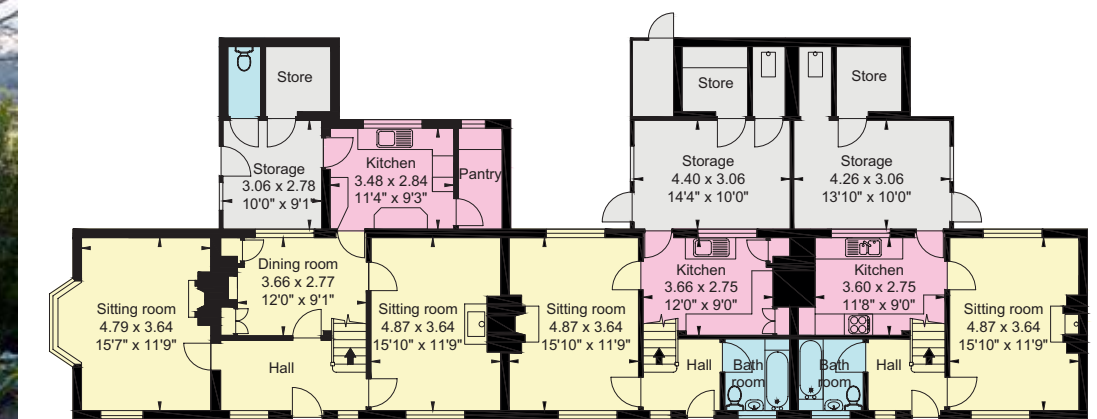
- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage



1 Cutlers Farm Cottage
First Floor

2 Cutlers Farm Cottage
First Floor

3 Cutlers Farm Cottage
First Floor



1 Cutlers Farm Cottage
Ground Floor

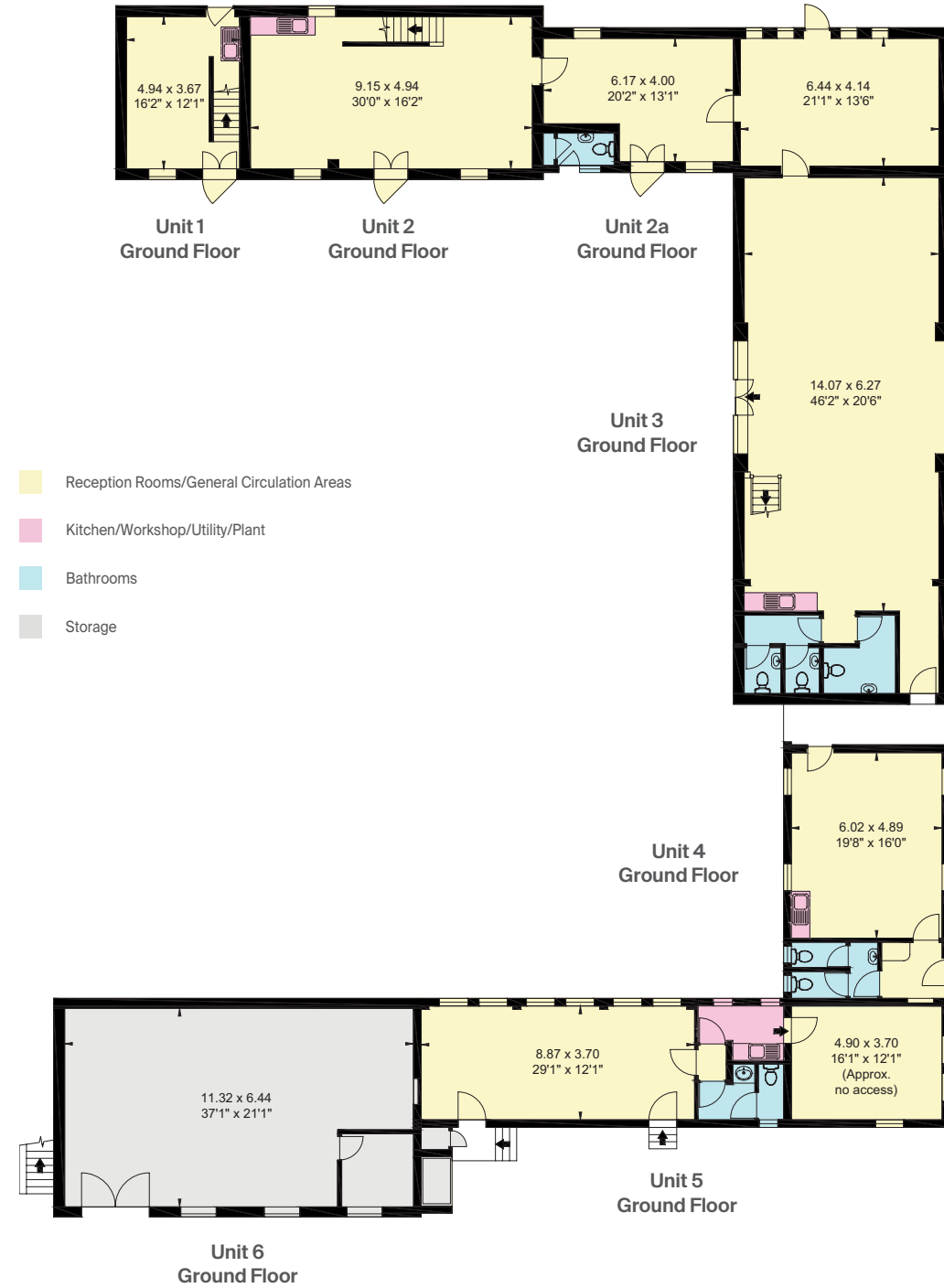
2 Cutlers Farm Cottage
Ground Floor

3 Cutlers Farm Cottage
Ground Floor

OUTBUILDINGS

Situated to the north of the house is an impressive range of traditional brick farm buildings that have been converted into offices. Subject to the tenancies in place and necessary planning permissions, the courtyard has huge potential for a range of alternative uses. They currently offer significant rental income to the farm.

In addition there is a single storey building with two garages and 6 storage units. All of the buildings are let on commercial tenancies.



THE FARM LAND AND BUILDINGS

To the west of the outbuildings is the farmyard with a range of modern versatile buildings which include three open fronted steel frame agricultural buildings and a grain store.

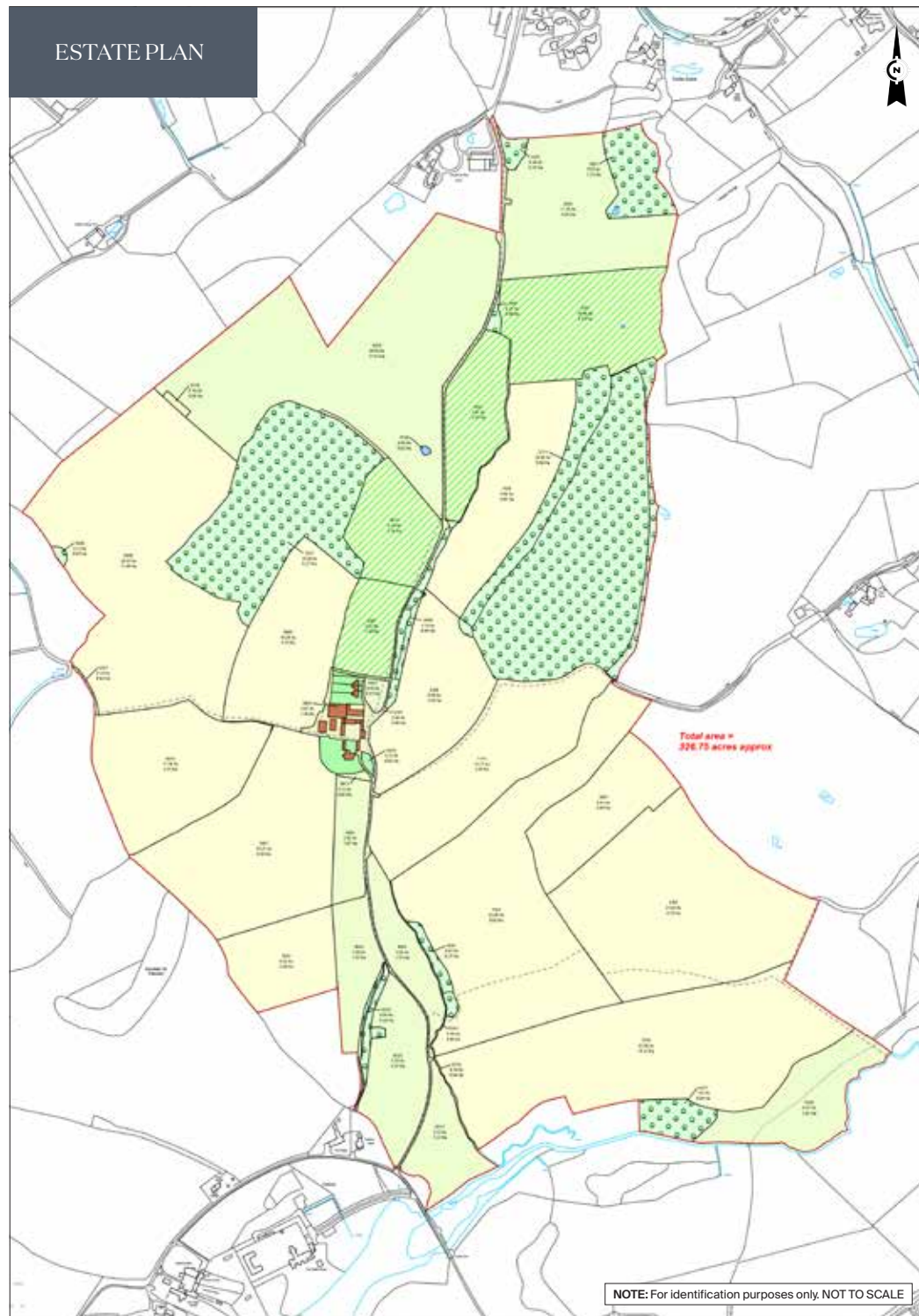
The land at Cutlers Farm has wonderful undulations and mix of land uses. There are 181.46 acres of arable land with a further 24.82 acres of temporary pasture that has previously been cultivated and 67.48 acres of permanent pasture. The land has several mature mixed woodlands extending to

47.46 acres in total. There are various small ponds across the farm and the land is home to an abundance of wildlife and natural capital.

The pasture is currently grazed by a flock of approximately 180 sheep on a 50/50 arrangement with the current shepherd. The arable land is farmed under a share farming agreement which is now rolling annually.







GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold by private treaty as a whole subject to the existing tenancies. Further details are available from the selling agent.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are brideways and a footpath that cross the farm and follow the drive as indicated on the boundary plan.

SERVICES

All the residential and commercial properties are served by mains water, mains electricity with private drainage and oil fired central heating.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

COUNCIL TAX/EPC RATING

PROPERTY	COUNCIL TAX BAND	EPC RATING
Cutlers Farmhouse	Band H	Rated F
The Studio at Cutlers Farm	Band A	Rated E
No 1 – 3 Cutlers Farm Cottages	Band E	Rated E

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 nor any joint agent 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 etc: The photographs 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 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 January 2024. Photographs dated January 2024. 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.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

LOCAL AUTHORITY

Stratford-on-Avon.

POSTCODE

B95 6DJ

WHAT3WORDS

///galleries.tilting.earpeice

© Designed & produced by Bespoke Brochures | bespokenbrochures.co



Viewing strictly by appointment only. Please contact the selling agents:

Knight Frank
Country Department
55 Baker Street
London W1U 8AN
www.knightfrank.com

Will Matthews
+44 (0) 20 7861 1440
will.matthews@knightfrank.com

Rupert Sweeting
+44 (0) 20 7861 1078
rupert.sweeting@knightfrank.com

Knight Frank
Bridgeway House
Bridgeway
Stratford-upon-Avon CV37 6YX
www.knightfrank.com

James Way
+44 (0) 1789 206 950
james.way@knightfrank.com

For identification purposes only. Not to Scale.

