

Hornbeam Paddocks, Wolverton Fields, Norton Lindsey, Warwick

A wonderful equestrian opportunity in a desirable village close to Warwick, in 7.60 acres.

Situation

Hornbeam Paddocks is situated in Wolverton Fields, on the edge of Norton Lindsey. The village features a primary school, New Inn public house, village hall and church. The neighbouring village of Snitterfield is approximately 2 miles away and has a local village shop for everyday requirements and public house. There are more extensive shopping and recreational facilities in the nearby towns of Warwick, Leamington Spa and Stratford-upon-Avon. The area has an excellent range of state, private and grammar schools, including Stratford Prep School and The Croft Prep School in Stratford-upon-Avon. Warwick Prep School and Public School and King's High School for Girls in Warwick and in Leamington Spa, Kingsley School for Girls and Arnold Lodge.

Distances

M40 (J15) 3 miles, Warwick Parkway Station 3 miles (London Marylebone from 75 mins), Warwick 4 miles, Stratford-upon-Avon 5 miles, Birmingham 20 miles, Birmingham International Airport 24 miles (All distances and times approximate).

Description

Hornbeam Paddocks is an excellent equestrian smallholding in a popular village, accessed via a stoned road which leads to the entrance of the yard. This peaceful and private site has all the facilities you would require with the benefit of the village amenities within walking distance. This private site is located within close proximity to major motorway networks and equestrian facilities such as Solihull Riding Club, Swallowfield Equestrian and Moreton Morrell College.

There are four stables, including one foaling box and three further stables all with internal and external lighting and external electrical sockets. There is a securely fenced yard which consists of a tack room, stables, barn storage and feed room. There is an outside water tap on the yard, in the tack room and a further water tap in the front paddock. The land totals 7.6 acres with six field shelters, with all paddocks having access to self-filling water troughs.

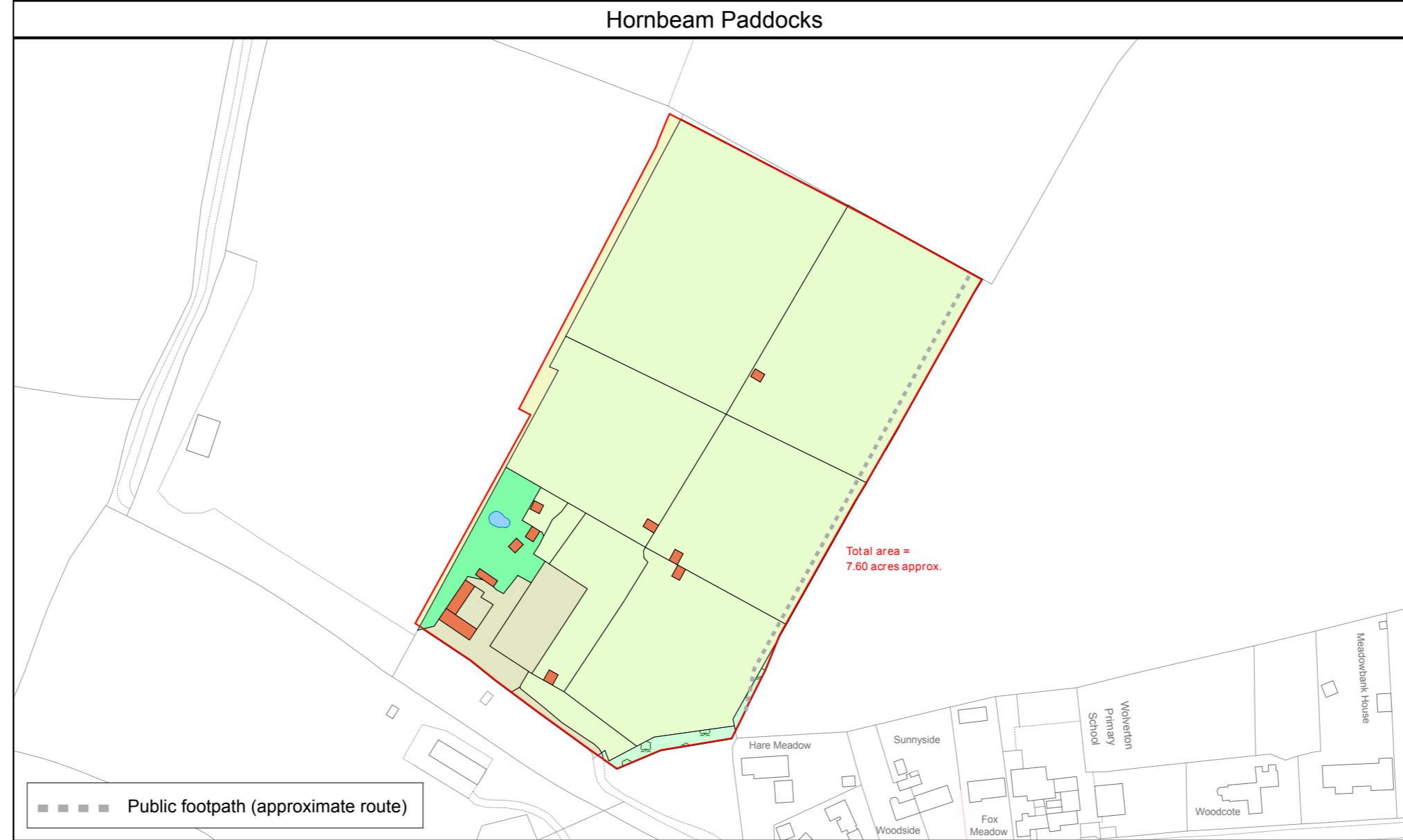
There is a 40x20m all-weather manège topped with Flexiride® surface with surround lighting and drainage. The day cabin/office has gas, water, electricity, and a bathroom. Please note that the day cabin cannot be used as a residential dwelling (STPP).



Two wooden field shelters sit behind the cabin; one is fitted with a utility containing cold water supply, WC and shower. Just along from the cabin is a double level cold water pond. There is solar PIR lighting throughout and a hardcore parking area for vehicles.

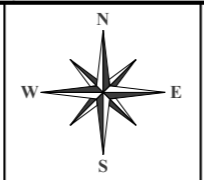
There is a public footpath to the far right-hand side of the land, which is identified on the boundary plan and included within the boundary.





Public footpath (approximate route)

LDS Ltd
 Plan Preparation
 Unit 15, Glenmore Business Park
 Telford Road
 Salisbury SP2 7GL
 (e) planprep@lds-survey.co.uk



Date: 07:06:24
 Drawn By: CW
 Scale: 1:2000 @ A4
 Plan Ref: 18899

Title
Hornbeam Paddocks

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Hornbeam Paddocks

Directions (CV35 9JN)
 What3words: // /ivory.insect.settle

Property information

Services Mains water, electricity and telephone landline/internet.
 Drainage is septic tank.

Local Authority Stratford on Avon District Council 01789 292522

Tenure Freehold.

Viewings By prior appointment only with the agents.



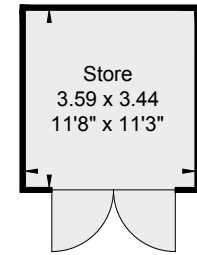
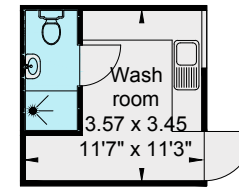
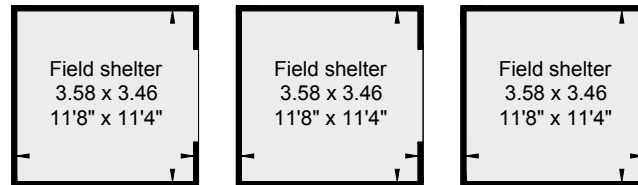
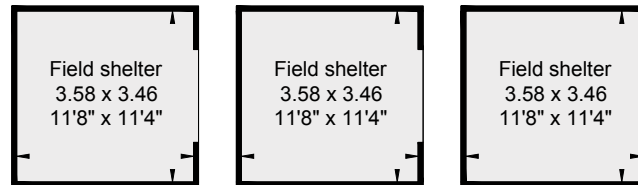
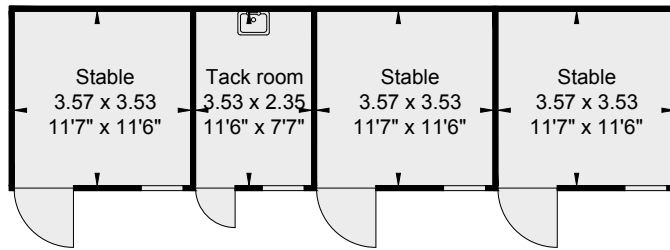
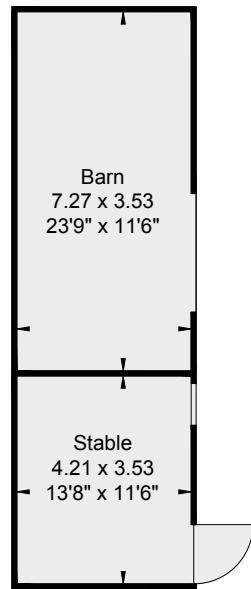
Approximate Gross Internal Floor Area

Day Cabin = 60 sq m / 646 sq ft

Outbuildings = 188 sq m / 2,024 sq ft

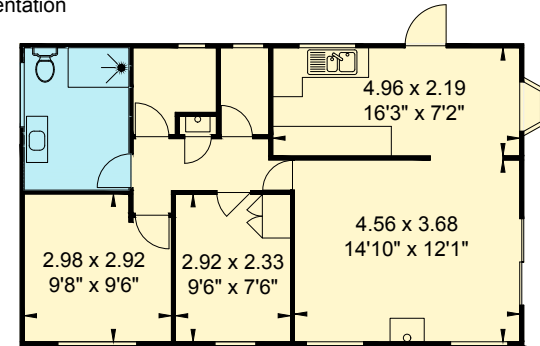
Total Area = 248 sq m / 2,670 sq ft

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.

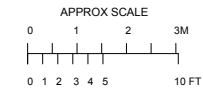


Outbuildings

Not shown in actual location / orientation



Day Cabin



Knight Frank
Stratford Upon Avon
 Bridgeway
 CV37 6YX
knightfrank.co.uk

I would be delighted to tell you more
 Samantha Bysouth
 01789 206 954
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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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Date: 28 June 2024
Our reference: STR012385172

Hornbeam Paddocks, Wolverton Fields, Norton Lindsey, Warwick, CV35 8JN

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Yours faithfully



KNIGHT FRANK LLP

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