



Valley Farm, Radway, Warwickshire

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An enchanting South Warwickshire property in a **private setting** with a range of outbuildings, surrounded by its own land extending to just over 20 acres.

**Summary of accommodation**

**Farmhouse**

**Ground Floor:** Kitchen/breakfast room | Garden room | Dining room  
Sitting room | Studio/study | Utility room | Cloakroom

**First Floor:** Main bedroom with adjoining bathroom | Two double bedrooms | One single bedroom | Family bathroom

**Second Floor:** Two double bedrooms | One single bedroom  
Family shower room

Mature garden | Ample private parking

**The Cottage**

Kitchen | Sitting room | Bedroom and bathroom

**Distances**

Banbury 8 miles, Stratford-upon-Avon 12 miles, Leamington Spa/Warwick 15 miles  
(All distances and times are approximate)

**Outbuildings**

Open plan barn | Studio/gallery with mezzanine floor | Indoor swimming pool | Store room with room above | Stable and tack room  
Range of open fronted cattle buildings | Three bay portal framed barn | Timber poultry building

**Land**

A mixture of established grassland, arable and woodland extending to just approximately 20.54 acres (8.31 Ha) in all



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## The property

Occupying a private setting within the south Warwickshire countryside, Valley Farm is an enchanting and unspoilt property, approached from a tree lined driveway. This very special family home has remained in the same ownership for nearly 40 years and is believed to date back to 1760. The traditional house, ancillary flat and range of adjoining buildings are centred around a courtyard and offer enormous potential. Outside are mature gardens divided into formal and informal areas which compliment the house and setting. Extending to just over 20 acres in all, the property has two principal fields, an area of planted broadleaved woodland and large pond.

The Farmhouse currently occupies one corner of the courtyard with enormous character and original features throughout with light and airy reception rooms. The living space is arranged over three floors and currently has six bedrooms. Subject to planning the adjoining outbuildings offer scope to extend the main house further if required to create a superb entertaining space.





There is an enclosed terrace garden to the rear of the farmhouse within the courtyard, to the front of the house there is a walled garden with lawns, vegetable garden and established planting leading up to the garden room. Wrapping around the house and buildings are areas of sweeping lawns and avenues bordered by mature trees.



**Approximate Gross Internal Floor Area**  
**The Farmhouse: 351.7 sq m (3,785 sq ft)**  
**Swimming Pool: 86 sq m (926 sq ft)**  
**Outbuildings: 235.8 sq m (2,538 sq ft)**  
**The Barn: 122.3 sq m (1,316 sq ft)**  
**The Flat: 59.8 sq m (643 sq ft)**  
**The Studio: 111.7 sq m (1,202 sq ft)**  
**Total: 967.3 sq m (10,410 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.



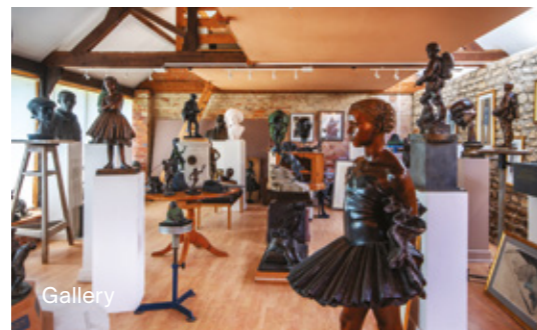
## Outbuildings and Land

Within the courtyard there is a charming one bedroom cottage with open plan accommodation on the ground floor and a double bedroom and bathroom on the first floor, again the adjoining outbuildings offer scope to either extend the flat or create further ancillary accommodation.

Within the courtyard there is an impressive vaulted, open plan barn with flagstone flooring which has served as a workshop. There is also a wide range of single storey open-fronted former cattle sheds which would be suitable for garaging, stabling or other amenity uses. Within the courtyard there is also a building that has been converted and is used by the current owners as a gallery, but subject to planning could be used for further accommodation.

Adjoining the main house is a row of traditional stables and tack room. Overlooking the grounds and backing onto the walled garden is an indoor swimming pool.

Within the grounds is a three bay portal framed agricultural building, currently used as a forage store and also a large timber building historically used for chickens.





The land extends to just over 20 acres in all and is made up of two main fields, one is of just under 8 acres, stock fenced and down to permanent pasture providing established grazing for horses or other livestock. To the north of the property is an arable field of around 10 acres which could also be put down to grass to provide further grazing. To the west of the property is a block of around 1.5 acres of broadleaved woodland planted by our clients through which tracks have been mown.

## Location

Radway is a picturesque south Warwickshire village situated at the base of Edgehill, the site of the historic battle of Edgehill in 1642. The village is made up of attractive period houses and cottages constructed mainly of local Horton ironstone with a parish church and village hall. The nearby Primrose Hill Farm, just outside the village of Arlecote has a brilliant pop up restaurant and the Castle pub at Edgehill is within walking distance.

The property also sits within the heart of the Warwickshire Hunt country and provides easy access to a number of nearby equestrian centres/event venues, indoor arenas and all-weather gallops, There is also great hacking around the Radway area. The market towns of Banbury and Stratford-upon-Avon provide an extensive range of shopping facilities.

Rail stations at Banbury, Warwick, Leamington Spa and Stratford-upon-Avon all provide good access to London/Marylebone. The M40, J11 (Banbury) and J12 (Gaydon about 4 miles) is also within easy reach giving access to the national motorway system. Birmingham is about 40 miles away.

## Services

Mains water and electricity, oil fired central heating and private drainage.

## Viewing

Strictly by appointment.

## Directions (Postcode CV35 0UJ)

From the centre of the village of Radway turn down Langdon Lane which sits next to the village hall after approximately 0.9 mile the entrance to Valley farm will be on your right-hand side with a tree lined drive and cattle grid.

**What3Words:** ///plodded.discount.reworked

## Property information

**Tenure:** Freehold

**Local Authority:** Stratford Upon Avon District Council: 01789 267575

**Council Tax:** Band G

**EPC Rating:** Valley Farmhouse – F

The Flat – G

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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