



Manor Farm  
Dorsington, Stratford-Upon-Avon, Warwickshire

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A handsome, large, **restored Georgian fronted listed** former farmhouse on the edge of the village, with lovely gardens, triple garage/workshop and paddock.

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## Summary of accommodation

Entrance hall | Drawing room | Dining room | Sitting room | Family room | Kitchen/breakfast room | Utility room | WC | Cellar

Seven bedrooms | Hobbies room | Study | Two bathrooms

About 4,770 sq ft

Triple garage, with studio over | Gardeners WC

Lovely gardens | Paddock

In all about 6.3 acres

## Distances

Welford on Avon 2.5 miles, Honeybourne 5 miles (trains to London Paddington)

Stratford-upon-Avon 7 miles, Chipping Campden 10 miles, Birmingham City Centre 28 miles

(All distances and times are approximate)



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## Situation

Manor Farm is situated on the edge of the village, just outside the village Conservation Area and on the edge of the Cotswolds. The quintessential village of Dorsington offers rural countryside living positioned just 7 miles from Stratford-upon-Avon. The desirable village features its own Victorian Church and a village green and is surrounded by The Heart of England Forest, with millions of trees planted since 1996 by Felix Dennis, providing miles of permissive walks. Dorsington offers country living yet is still close enough to major towns for larger shops, restaurants, and healthcare facilities. For everyday needs, there are local amenities such as pubs, village shops, butchers and hair salons close by in the village of Welford-on-Avon.

Primary schooling is available in Welford-on-Avon and Pebworth, and there is an excellent range of state, private and grammar schools in the area to suit most requirements, including Warwick School, Warwick Junior School, King's High School and Warwick Prep in Warwick, Stratford Girls' Grammar School, and King Edward VI Shakespeare's school for boys in Stratford-Upon-Avon.

For the commuter, Honeybourne Station is approximately 4 miles away with a rail service to London Paddington, and the nearest train station to provide access to London Marylebone is Warwick Parkway. There are also road networks to London and Oxford via the M40 (J15), and Birmingham Airport is easily accessible, being 30 miles away.

## The property

Manor Farm is a substantial eighteenth-century family house with great architectural interest, privately situated at the end of a curved drive in a mature garden setting. The vendors have undertaken a very sympathetic restoration of the property, which combines an earlier brick-built farmhouse in Flemish bond with a more imposing ashlar stone Georgian front, with sash windows framed by clipped pyracantha bushes, and which leads to the wide front door with glazed panes and a Georgian fanlight above, to the main entrance hall with a patterned flagstone floor with an elegant timber Georgian staircase, two principal reception rooms and the two main bedrooms all with south-facing aspects.







The older part of the house is on three storeys, with the sitting room, kitchen/breakfast room, cloakroom and dining room to the ground floor, with bedrooms and bathrooms, the study and hobbies room on the two floors above.

The drawing room has a fine marble fireplace surround, there is a woodburner in the dining room and attractive sitting room fireplace with carved pine surround and curved bay window with window seat. Family room with enclosed fire with marble surround.

The fitted kitchen has painted units with integrated appliances, Corian worktops and induction hob with extractor over, ovens and microwave, quarry tile floor. Utility room with plumbing and door to outside. Traditional panelled doors with fluted carved architraves and dado rails, traditional styled cast iron radiators and new copper pipework, exposed ceiling timbers and polished boarded floors. There are a number of hardwood leaded windows and traditional cast iron fireplaces to some bedrooms. Cellar with sump pump.

There are large bathrooms on both floors with free-standing baths, separate showers, WCs and, twin basins and Karndean flooring. There are ample storage cupboards throughout some with Georgian panelled doors. From the second floor rooms are attractive far-reaching views.



**Approximate Gross Internal Floor Area**

House: 443 sq m (4,770 sq ft)

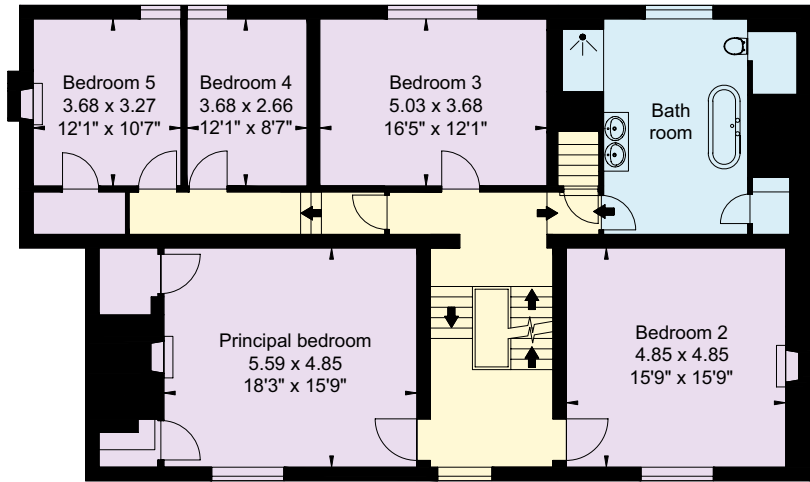
Outbuilding: 120 sq m (1,292 sq ft)

Total: 563 sq m (6,062 sq ft)

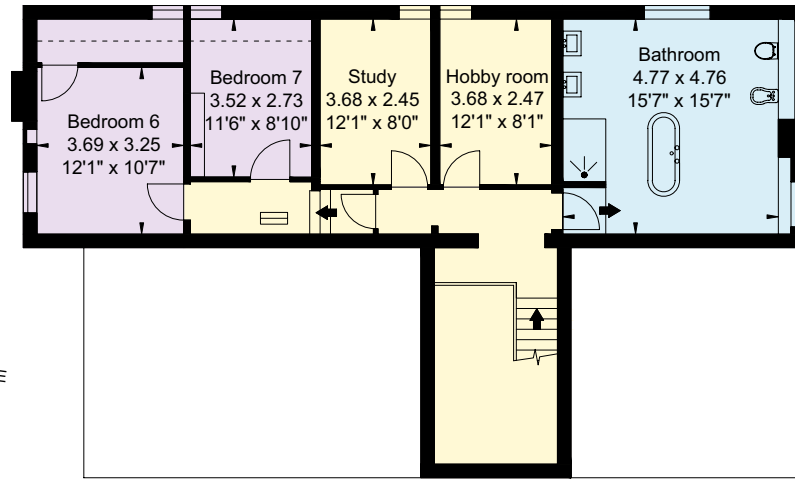
inc. restricted head height

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.

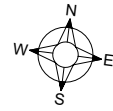
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



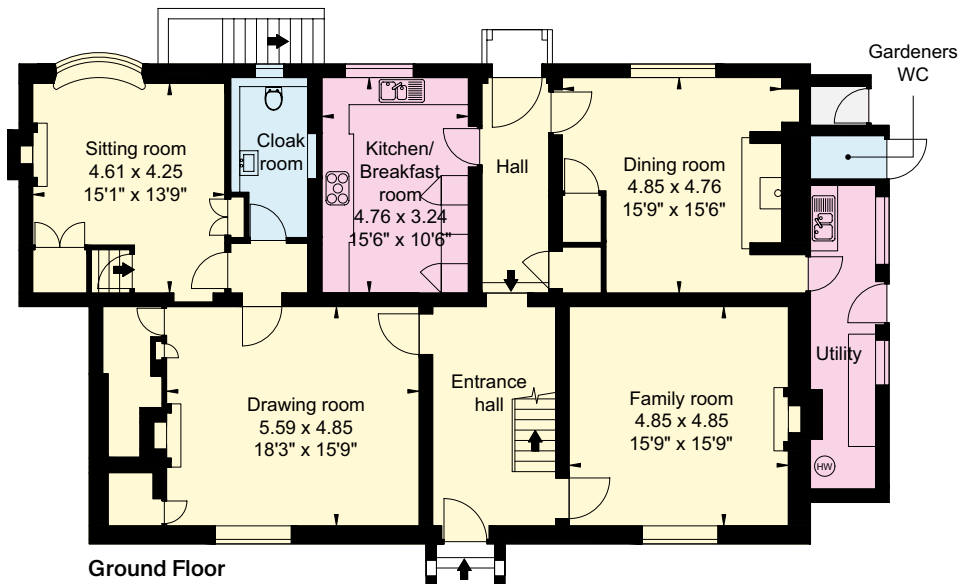
**First Floor**



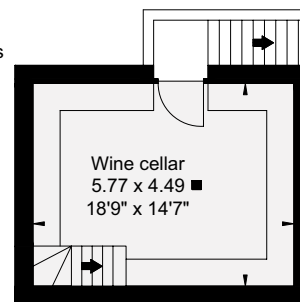
**Second Floor**



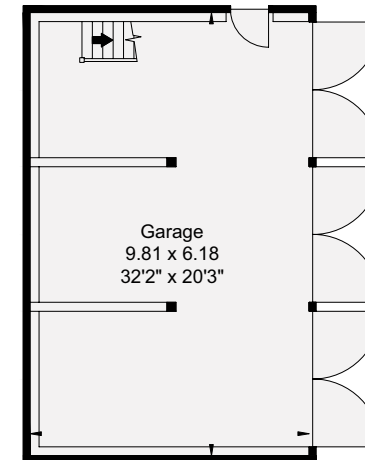
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Denotes restricted head height



**Ground Floor**

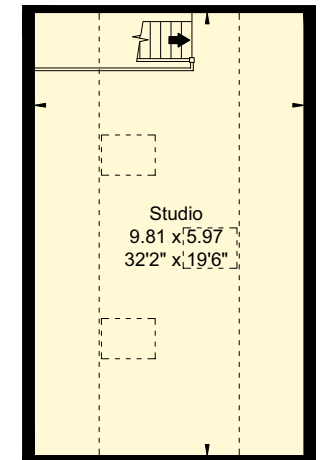


**Cellar**



**Outbuilding**

Not shown in actual location / orientation



**Outbuilding First Floor**







## Gardens and grounds

Manor Farm is approached from a quiet country lane through a traditional five bar gate, down a long sweeping drive to a gravelled parking area to the south side of the house, with a lavender-lined flagstone path to the front door. The gardens are sheltered and lawned with mature trees and shrubs, including evergreen oak, chestnut, birch, spruce and fruit trees. Brick-paved and gravelled seating and outdoor dining areas.

There is an oak-frame triple garage/workshop under a tile roof, with three pairs of double wooden doors, with an internal staircase to a studio room above with three roof lights.

Accessed by a concrete drive behind the garage beyond the garden is a large grassland paddock with shallow traditional Warwickshire ridge and furrow contouring and traditional boundary hedges. There is a public footpath along the southern boundary of the paddock, giving access to surrounding countryside and with a pond at the far end of the field.









## Services

Mains electricity and water. Private drainage system. Oil-fired central heating. Superfast broadband is connected to the property.

## Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, including light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Directions (CV37 8AR)

Proceed out of Stratford-upon-Avon town along the Evesham Road for 3 miles, then turn left at the signposts for Welford on Avon. Continue through the village, turning right on to Barton Road. Stay on Barton Road for approximately 1.5 miles, then take the left-hand turn towards Dorsington. In the village, turn left at the village green and proceed past The Old Manor. The entrance to manor Farm will be found on the right.

**What3Words:** ///expectant.listed.elects



# Viewing

By prior appointment only with the agents.

## Property information

**Tenure:** Freehold

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

**Council Tax:** Band F

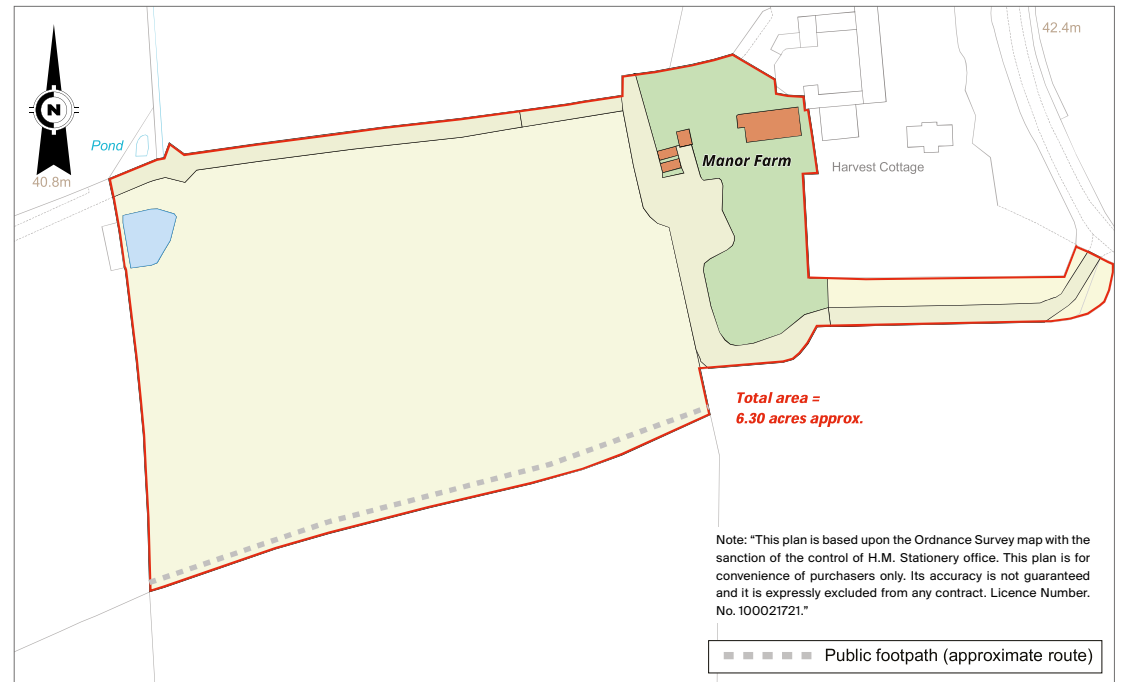


Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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 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 October 2024. Photographs and videos dated October 2024.

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Date: 31 October 2024  
Our reference: STR012446022

## Manor Farm, Dorsington, Stratford-upon-Avon, CV37 8AR

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,650,000.

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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V4.2 Feb 24