



Cutlers Farm House, Edstone, Warwickshire

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# A charming period family home with annexe, gardens and paddock in beautiful Warwickshire countryside.

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## Summary of accommodation

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

In all about 3.85 acres

Further land would be available by separate negotiation

## Distances

Stratford-upon-Avon 6 miles, Warwick 9 miles

Warwick Parkway Station 8 miles (Intercity trains to Birmingham and London Marylebone), M40 (J15) 6.5 miles

(All distances and times are approximate)



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## Situation

Cutlers Farm House 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 House

Cutlers Farm House 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 en suite principal bedroom along with an en suite guest bedroom, three further bedrooms and a family bathroom. There are two additional bedrooms on the second floor.

## The annexe

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.



**Approximate Gross Internal Floor Area**

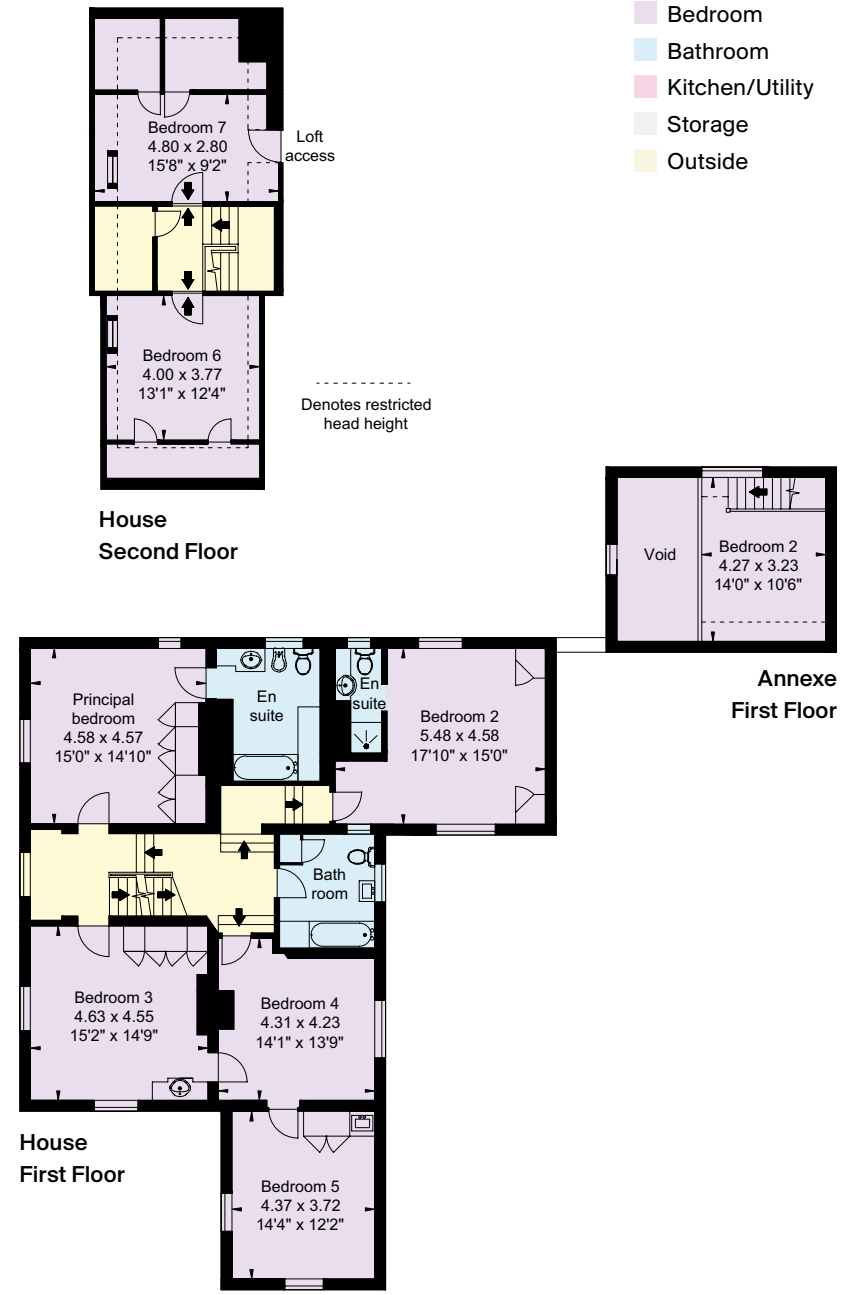
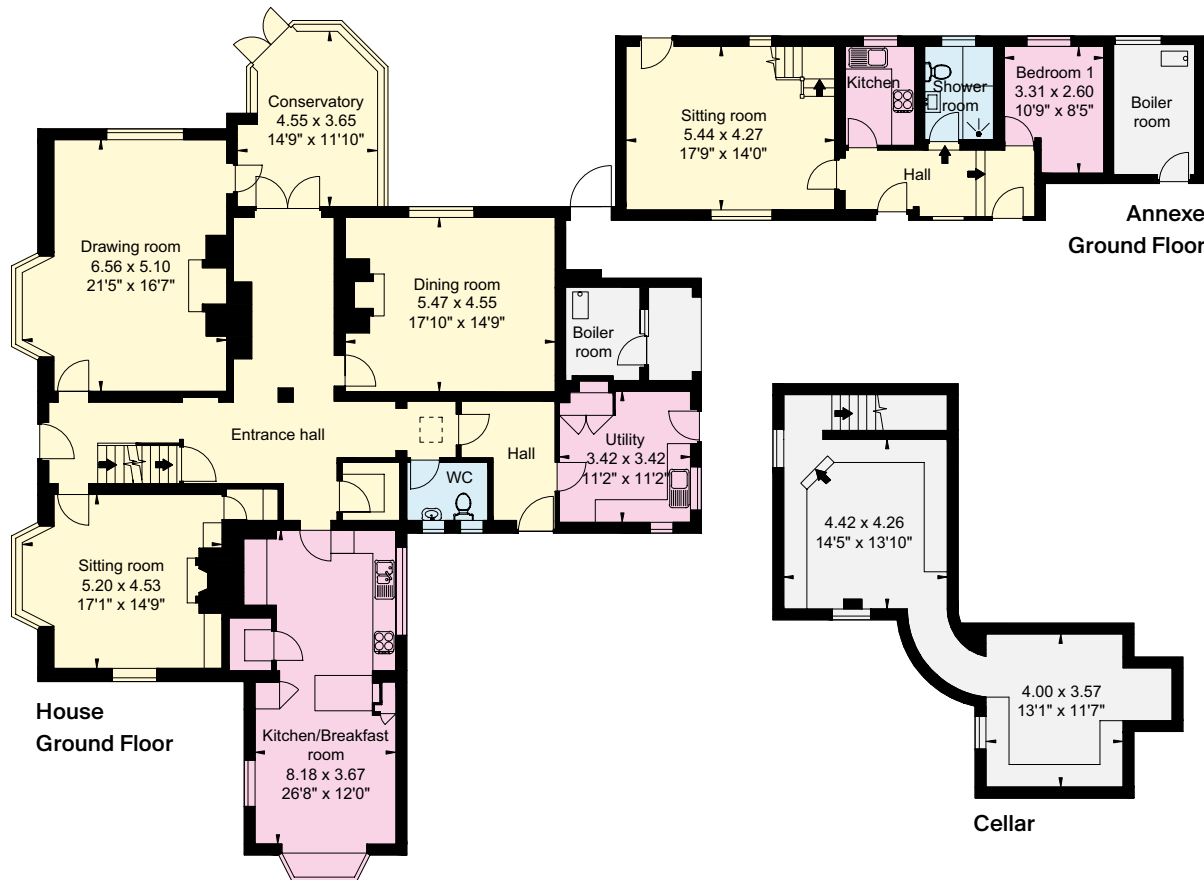
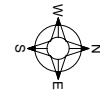
**House: 447 sq m (4,812 sq ft)**

**Annexe: 75 sq m (809 sq ft)**

**inc. restricted head height exc. voids**

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





## Gardens and grounds

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).

## 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.

## Services

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

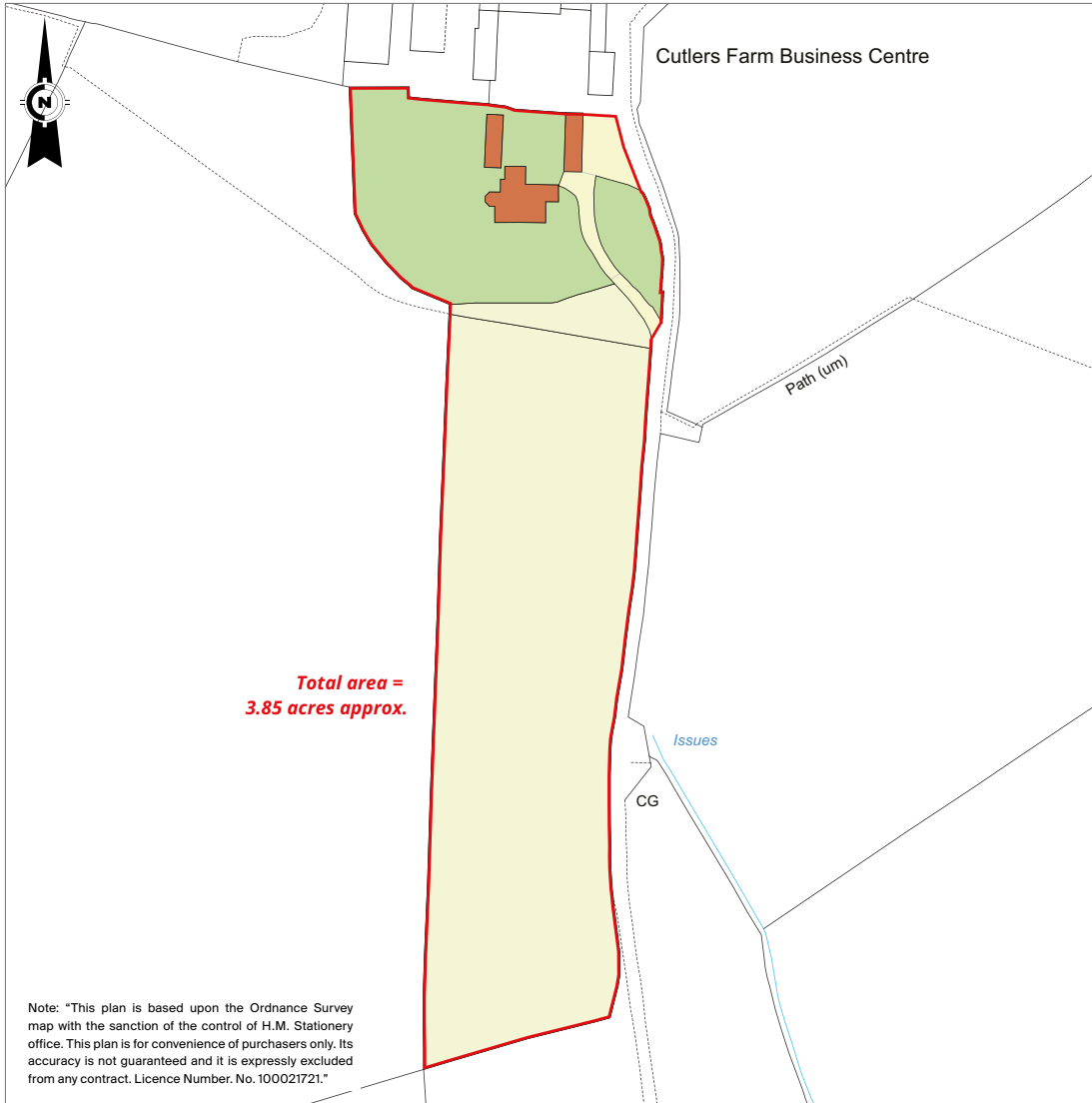
## Fixtures and fittings

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.

## 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.





## Directions

Postcode: B95 6DJ

What3words: ///galleries.tilting.earpeice

## Property information

**Tenure:** The property is offered for sale freehold by private treaty.

**Local Authority:** Stratford-on-Avon

**Council Tax:** Cutlers Farm House – Band H

**The Studio at Cutlers Farm – Band A**

**EPC Ratings:** Cutlers Farm House – Rated F

**The Studio at Cutlers Farm – Rated E**



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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Particulars dated May 2024. Photographs and videos dated May 2024.

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Date: 28 May 2024  
Our reference: STR012450664

## Cutlers Farm, Edstone, Wootton Wawen, Henley-in-Arden, B95 6DJ

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.

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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