

# Napton Windmill, Napton on the Hill, Warwickshire

---







A superb converted windmill and millers house, in a very elevated location with the **most stunning 360-degree views**, extensive garaging and beautiful gardens, at the end of a no through lane surrounded by farmland.

---

## Summary of accommodation

Reception hall | Cloakroom | Drawing room | Sitting room | Dining room | Family room | Kitchen/breakfast room

Four bedrooms | Two bathrooms (one en suite)

Attached windmill with swimming pool | Office | Games room | Mill room

About 3700 square feet.

Four car garage | Further garage building and workshop. | Beautiful gardens | Expansive views

**In all about 0.92 acre**

## Distances

Leamington Spa 9 miles, Warwick 10 miles, M40 (J12) 7 miles, Banbury and M40 (J11) 12 miles (Intercity trains to London Marylebone from 52 mins)

Rugby 10 miles (Intercity trains to Birmingham, and to London Euston from 50 mins), M6 12 miles, Oxford 39 miles

(All distances and times are approximate)



Knight Frank Stratford-upon-Avon

Bridgeway

Stratford-upon-Avon

CV37 6YX

[knightfrank.co.uk](http://knightfrank.co.uk)

James Way

01789 297735

[james.way@knightfrank.com](mailto:james.way@knightfrank.com)



## Situation

Napton Windmill stands majestically above the village of Napton on the Hill, a popular village with excellent facilities, including a parish church, Ofsted-rated 'Good' primary school, village hall/community centre, excellent post office/general stores incorporating a café, two public houses within walking distance and garage. Napton Horse & Pony Show is a highlight of the year.

The nearby market town of Southam provides day-to-day shopping and leisure facilities, including a swimming pool/gym, Southam College and Secondary School rated 'Outstanding' by Ofsted.

Daventry, Warwick and Leamington Spa provide more extensive shopping, recreational and business facilities.

The village has excellent road links to Leamington Spa, Warwick and Rugby, which all have mainline railway stations. This part of Warwickshire is well served by the motorway network, with the M40, M42, M6 and M1 all within easy reach.









There is a range of state, private and grammar schools in the area to suit most requirements, including St Lawrence Church of England Primary School and Little Lawrence pre-school in the village, Southam College, Rugby and Princethorpe Public Schools and Bilton Grange Prep School in Rugby. Warwick Prep and Public School and, Kings High School for Girls in Warwick, Kingsley School For Girls and, Arnold Lodge School in Leamington Spa and grammar schools in Stratford-upon-Avon and Rugby.

There are a number of golf courses in the area, sailing and fishing at Draycote Water and racing at Stratford-upon-Avon and Warwick. Motor racing at Silverstone.

## The property

The Grade II listed Mill and adjoining converted barn and dwelling date in part from around the mid-19th century, with views over four counties. The Mill, with its four sails, is a real landmark elevated above the east Warwickshire countryside. The skilful adaptation of the mill building and cottage has created a very fine family house, which incorporates architectural features within the Mill and period property, with tiled, flagstone and timber floors, solid traditional boarded doors, exposed timberwork and exposed stone, Bread oven and mill workings. This combined with all the requirements for modern-day living.

A recessed enclosed porch gives access to the reception hall, with a cloakroom and boiler closet and main timber staircase to the first floor. The drawing room created in the 1980s from a barn linking the Mill to the original millers' cottage has created a stunning vaulted principal reception room, with parquet floor, stone fireplace with wood burning stove and sliding patio doors to the garden. The dining room and sitting room have wide south-facing windows to benefit from the views and also have French doors to outside. The large family room also has a fireplace with woodburner, flagstone floor and French doors and access to the secondary staircase and back hall.

The kitchen/breakfast room has painted-fitted kitchen cupboards with granite tops, an island unit with timber top and range cooker and appliances and a fine bread oven associated with the Mill.



To the first floor, off the landing are the bedrooms. The principal bedroom with fitted wardrobes and an en suite bathroom with separate shower. Bedrooms two, three and four face south with outstanding views, two with fitted cupboards, and share a family shower room.







The circular swimming pool cleverly set in the base of the windmill building, has an exercise swim jet. The circular staircase rises to a first-floor study/ office with built-in furniture, and the stairs continue to a third floor games room and above is access to the mill room. Unusually, the mill sails and part of the mill workings remain in place.

## Gardens and grounds

Situated at the very top of the Hill, at the end of a no-through road, the Windmill is approached through a gate to a stoned drive to a private parking and turning circle with garaging for four cars. The drive leads on to a further discreet garage building with space for several more cars and a workshop behind. The gardens are principally lawned, offering uninterrupted views, with the land dropping away to two sides.

The garden has mature trees and shrubs. Flagstone patio with rose arch and sheltered by hedges and shrubs. Greenhouse. Hot tub

## Services

Mains electricity, Private water and private drainage system. Oil-fired central heating with a new boiler was installed in January 2024. Telephone, super-fast Broadband and security system.





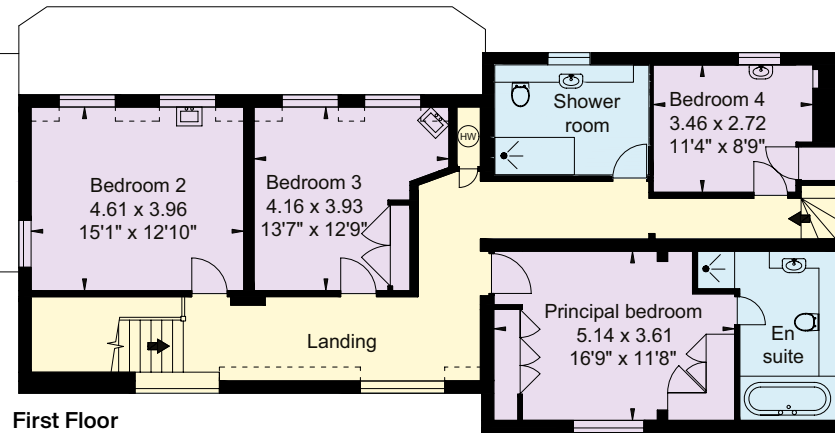
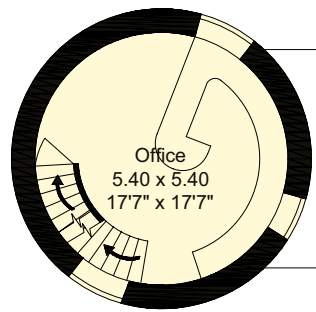




Approximate Gross Internal Floor Area  
 House: 343 sq m (3,693 sq ft) exc. Mill room  
 Outbuildings: 146 sq m (1,572 sq ft)  
 Total: 489 sq m (5,265 sq ft)  
 inc. restricted head height

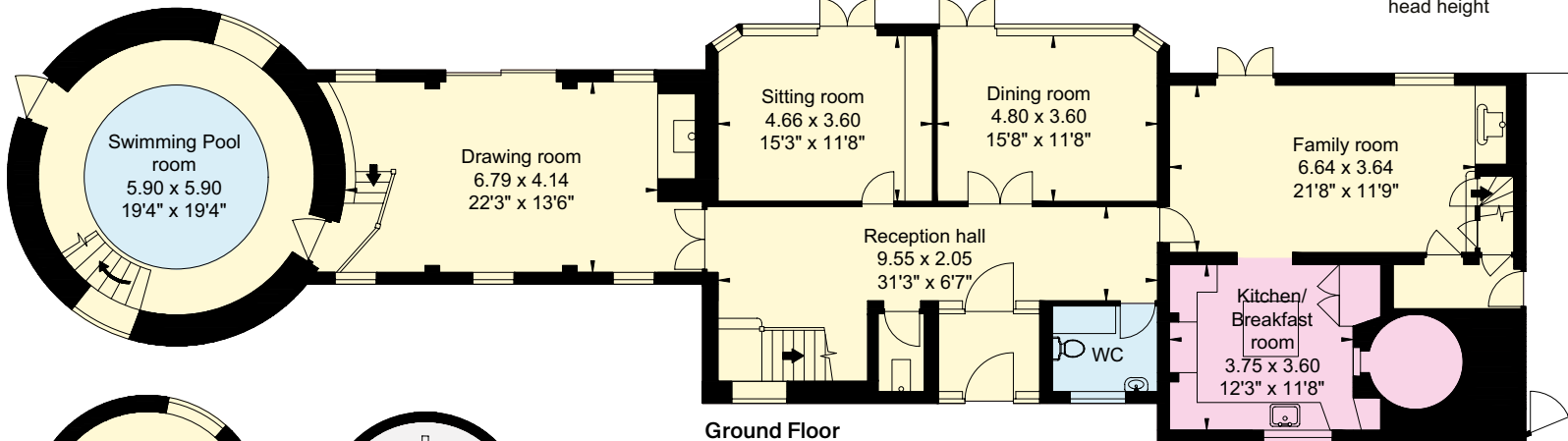
This plan is for guidance only and must not be relied upon  
 as a statement of fact. Attention is drawn to the Important  
 Notice on the last page of the text of the Particulars.

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

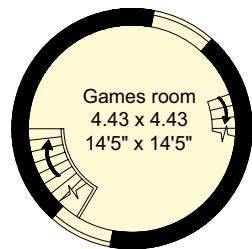
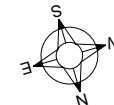


First Floor

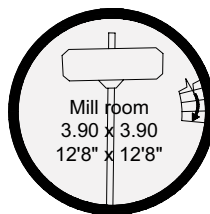
Denotes restricted head height



Ground Floor

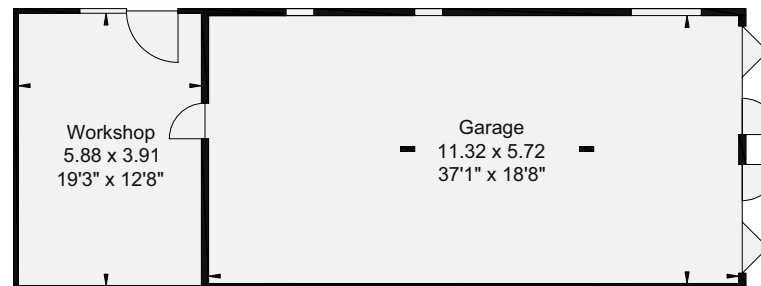


Second Floor

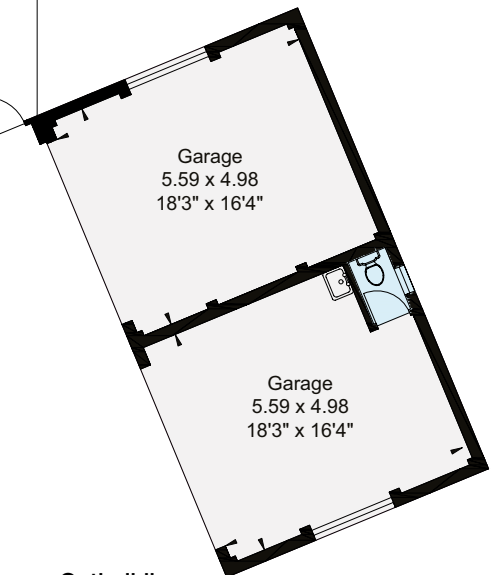


Third Floor

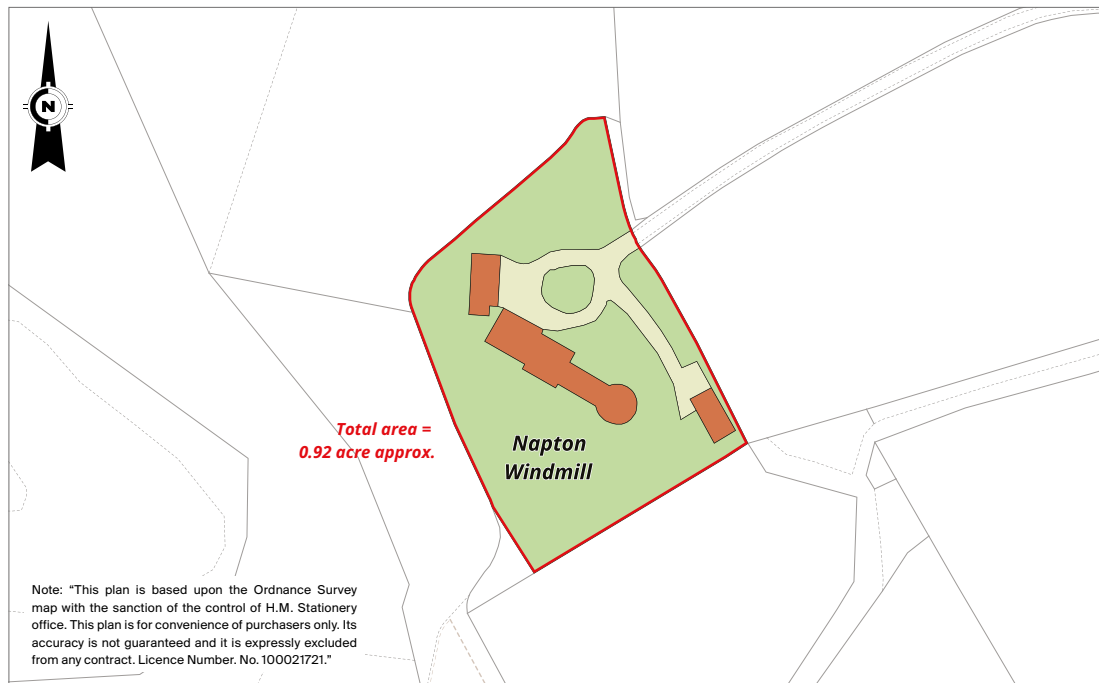
Not shown in actual location / orientation



Outbuilding



Outbuilding



## Fixtures and fittings

All those mentioned in these particulars, together with fitted carpets, curtains and most light fittings, are included in the sale. All others are excluded but some items of furniture might be available by separate negotiation.

## Directions (CV47 8NR)

The postcode will take you to Hollow Way, proceed on up Hollow Way and Napton Windmill will be found at the very end of the lane.

What3words ///skis.blanking.sparrows

## Viewing

By prior appointment only with the agents.

## Property information

**Tenure:** Freehold

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

**Council Tax:** Band H

**EPC Rating:** 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/legal/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. Ref: STRO12450707.

All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)





Date: 15 May 2024  
Our reference: STR012450707

## Napton Windmill, Mill Road, Napton, Southam, CV47 8NR

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**

Enc:

**James Way**  
Partner  
+44 1789 206 950  
[james.way@knightfrank.com](mailto:james.way@knightfrank.com)

**Samantha Bysouth**  
Associate  
+44 1789 206 953  
[samantha.bysouth@knightfrank.com](mailto:samantha.bysouth@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

[knightfrank.co.uk](https://knightfrank.co.uk)

Your partners in property

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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.2 Feb 24