

Halford House, Halford, Warwickshire





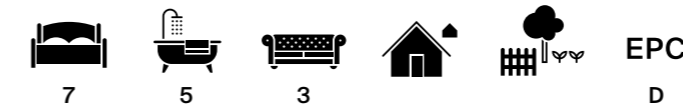
A beautiful **Grade II listed** family home with more than 4,700 sq ft of accommodation plus a coach house and outbuildings, in the heart of this lovely village on the edge of the Cotswolds.

Distances

Shipston-on-Stour 3 miles, Stratford-upon-Avon 7 miles, Warwick 13 miles, M40 (J11 Banbury 15 miles, J15 Warwick 12 miles) , Banbury 15 miles (trains to London Marylebone from 55 minutes), Chipping Campden 9 miles, Stow-on-the-Wold 13 miles, Birmingham International Airport 32 miles (All distances and time are approximate)

Situation

Halford is a charming Warwickshire village on the Roman Fosse Way just north of the popular market town of Shipston-on-Stour. The village is situated in picturesque Warwickshire countryside, surrounded by rolling hills and lush greenery. Residents enjoy a tranquil lifestyle with a strong sense of community. The village has a garage with a shop for everyday needs, a church, a village hall and a pub/restaurant/hotel, The Halford Bridge Inn, which dates back to the 16th century.



Tenure
Freehold

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

Council Tax
Band G

Shipston is a historic and thriving town, providing a fantastic mixture of independent shops, pubs and restaurants, as well as junior and secondary schools. Further amenities can be found a short distance away at Stratford-upon-Avon, the country's cultural centre and home of The Royal Shakespeare Company. There is easy access to Soho Farmhouse and Daylesford.

There is a wide range of state, grammar and private schools to suit most requirements, including Kitebrook Prep School, The Croft Prep School and grammar schools in Stratford-upon-Avon, Bloxham public school and Tudor Hall School for Girls near Banbury and Warwick prep and public schools in Warwick.

There is easy access to the motorway network at Junction 15 and Junction 11 of the M40, providing access to Warwick, Birmingham and the Midlands to the north and London and Oxford to the south. There are regular train services from Banbury and Moreton-in-Marsh to London.

Several local golf courses are available, with racing at Stratford, Warwick and Cheltenham as well as scenic walks along the nearby River Stour.

The property

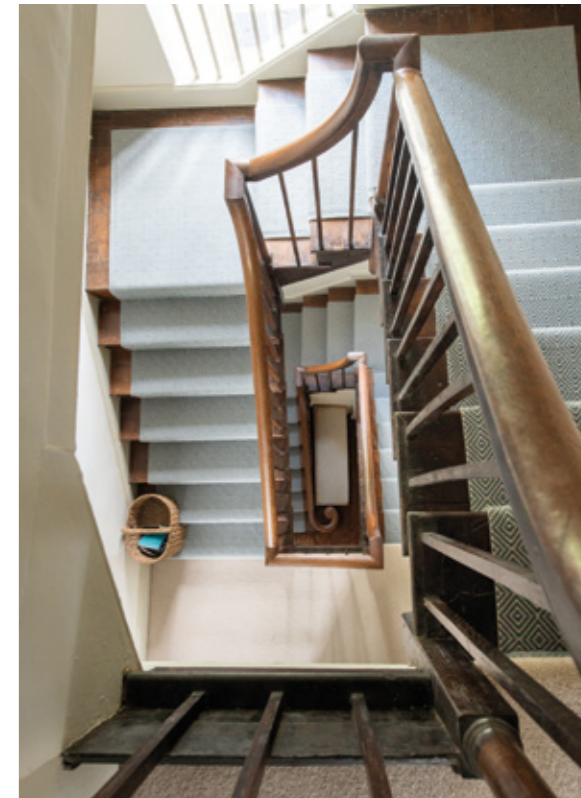
Halford House is situated on Queen Street, a quiet street in the heart of the village. It has attractive views over its own garden and the village beyond and is within the conservation area.

One enters the property via the magnificent reception hall, with the principal reception rooms on either side. The dining room is impressive, having been known to seat up to 20 people for dinner parties. This delightful room has a feature fireplace housing a wood-burning stove. The drawing room has lovely high ceilings, and a large window lets light flood the room. The hub of this home is sure to be the kitchen, dining and family room, which has been created by the current vendors to provide the perfect space for entertaining. With solid oak parquet flooring throughout, the kitchen units are bespoke with dovetailed solid oak drawer linings, a fitted pantry, a wonderful dresser, cupboards with crockery drawers and soft close mechanisms and a large island with a marble worktop and breakfast bar. This stunning room has ample space for a sitting area and dining area.





Double doors open out to a covered outdoor kitchen, allowing for entertaining all year round. There is also a utility and cloakroom on the ground floor. A useful cellar has a pump to ensure it is usable. The current vendors use the cellar as a wine store.



The upper floors have beautifully presented rooms full of charm and character. A dramatic principal bedroom suite has a balcony, dressing room and en suite bathroom with a beautiful rolltop bath and a separate shower. There are two further bedrooms on this floor, both with fitted cupboards. One has an en suite shower room, and the other is adjacent to a further shower room.

On the second floor, there are four more bedrooms, a bathroom and a shower room.





Gardens and grounds

To the rear of the garden is the Coach House. This has had several uses over the years, from a children's nursery to a shop and even a surgery. It now lends itself perfectly to being a home office/studio, but with the benefit of having a shower room in situ, it could also be an excellent home gym or therapy room.

A wide range of outbuildings are incredibly useful for storage and, subject to planning, could lend themselves to a variety of uses.

The garden is well-stocked with herbaceous borders and mature shrub beds. Being mainly laid to lawn, it comes as no surprise that with the outdoor covered dining and cooking area, this garden works very well for a family, especially one that likes to entertain.





Services

Mains water, electricity and drainage. Oil fired central heating.
Superfast Broadband.

What3Words

///majoring.customers.glitter

Viewing

By prior appointment only through the agents Knight Frank,
Stratford-upon-Avon.



Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway
Stratford-upon-Avon
Warwickshire CV37 6YX
knightfrank.co.uk

I would be delighted to tell you more

Will Ward-Jones
01789 297735
william.ward-jones@knightfrank.com

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 June 2024. Photographs and videos dated June 2024.

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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com





Date: 18 June 2024
Our reference: STR012454642

Halford House, Queen Street, Halford, Shipston-on-Stour, CV36 5BT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,695,000.

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. 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:

William Ward-Jones
Partner, Office Head
+44 1789 206 951
william.ward-jones@knightfrank.com

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

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