



CHEYNEYS FARM

Haseley Knob, Warwick



A HOME WITH EXTENSIVE OUTBUILDINGS OFFERING EXCEPTIONAL POTENTIAL.



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Local Authority: Warwick District Council - Tel - 01926 456760

Council Tax band: G

Services: Mains electricity and water. Mains drainage and a septic tank. Oil-fired central heating.

Postcode: CV35 7NJ

What Three Words://shapes.playful.disposing

Tenure: Freehold

Viewing: By prior appointment only through the agents.

SITUATION

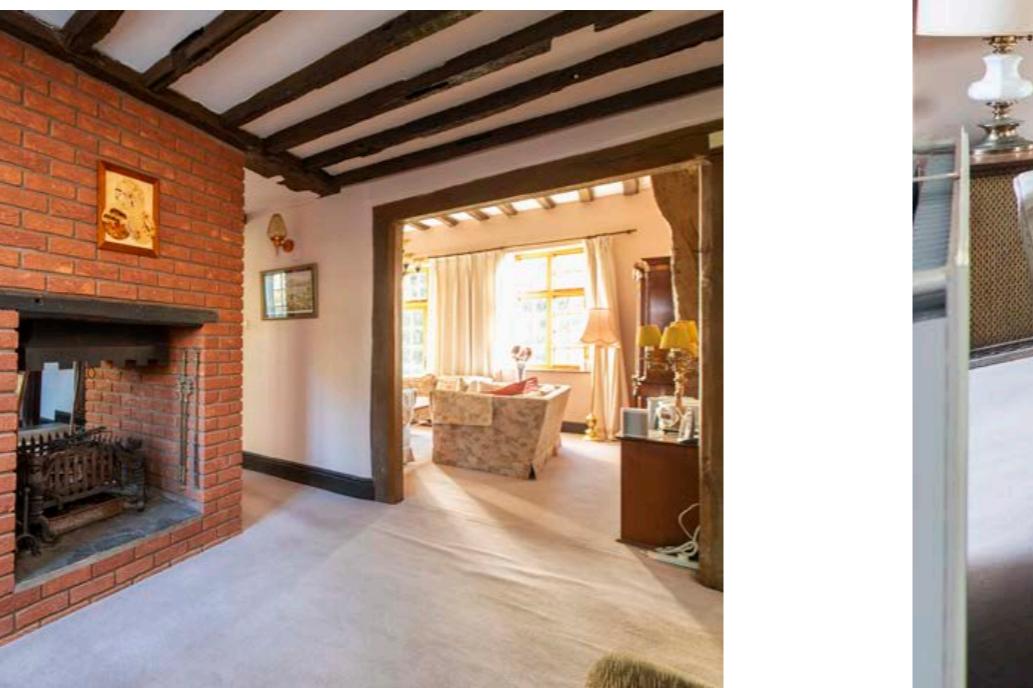
Haseley Knob offers convenient access to Warwick, Kenilworth, Leamington Spa, Solihull and the Midlands motorway network. Local shops in the nearby villages of Hatton and Shrewley are easily accessible for day-to-day convenience. Hatton Countryworld, 2 miles away, provides a range of shops and recreational facilities. More extensive shopping facilities can be found in Knowle, Dorridge, Solihull, Warwick, Leamington Spa and Stratford-upon-Avon.

The area is well provided for with a range of state, grammar and private schools to suit most requirements. Warwick Arts Centre and University are also close by.

The property is ideally located for the commuter with Warwick Parkway Station approximately 5 miles away, providing access to London Marylebone and Birmingham. The M40 (J15) is approximately 7 miles away.

DISTANCES

Hatton Railway Station 3.7 miles, Warwick Parkway Station 5.2 miles (trains to London Marylebone from 69 mins and to Birmingham from 25 minutes), Berkswell Railway Station 5.3 miles, M40 (J15) 7.2 miles, Warwick 6.2 miles, Leamington Spa 9 miles, Stratford-upon-Avon 13 miles, Solihull 8.7 miles, Birmingham International Airport 12.5 miles, Birmingham 22 miles (distances and times approximate).





THE PROPERTY

This charming Grade II listed farmhouse offers an exciting opportunity for buyers seeking a home with plenty of scope to make their own. Set within an attractive setting, the main house welcomes you via a spacious entrance hall leading through to a large drawing room, dining room and family room, all enjoying a wonderful open-plan feel ideal for modern living and entertaining.

The generous ground floor accommodation is complemented by a well-appointed kitchen/breakfast room, an additional sitting room, a dedicated home office/study, utility room, boiler room and a convenient cloakroom – providing both comfort and practicality for everyday life.

Upstairs, the upper floors provide four bedrooms and two bathrooms, offering excellent flexibility for family living. There is no doubt this home is full of character and, although in need of modernisation, offers great scope for a family ready for its next chapter.







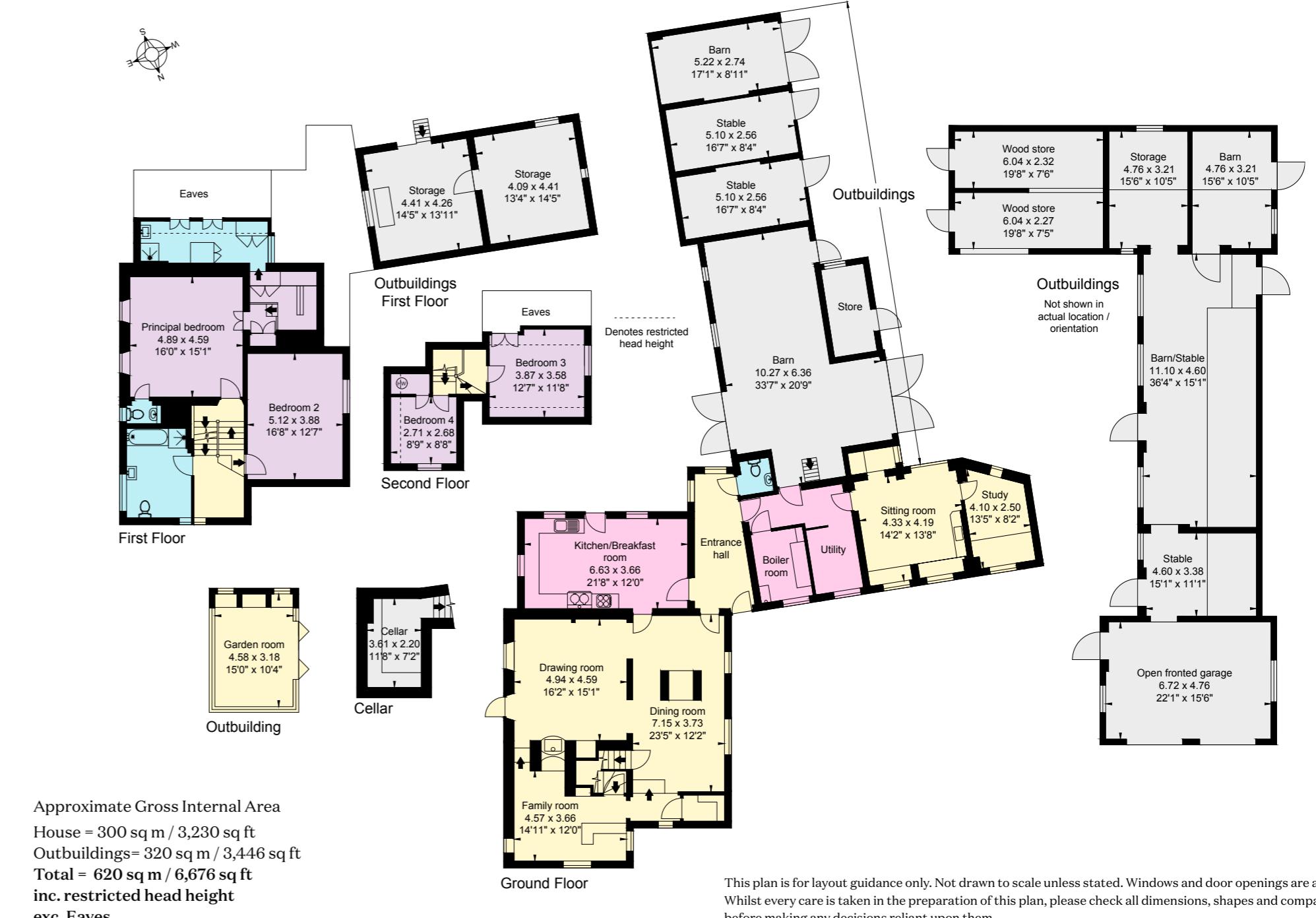
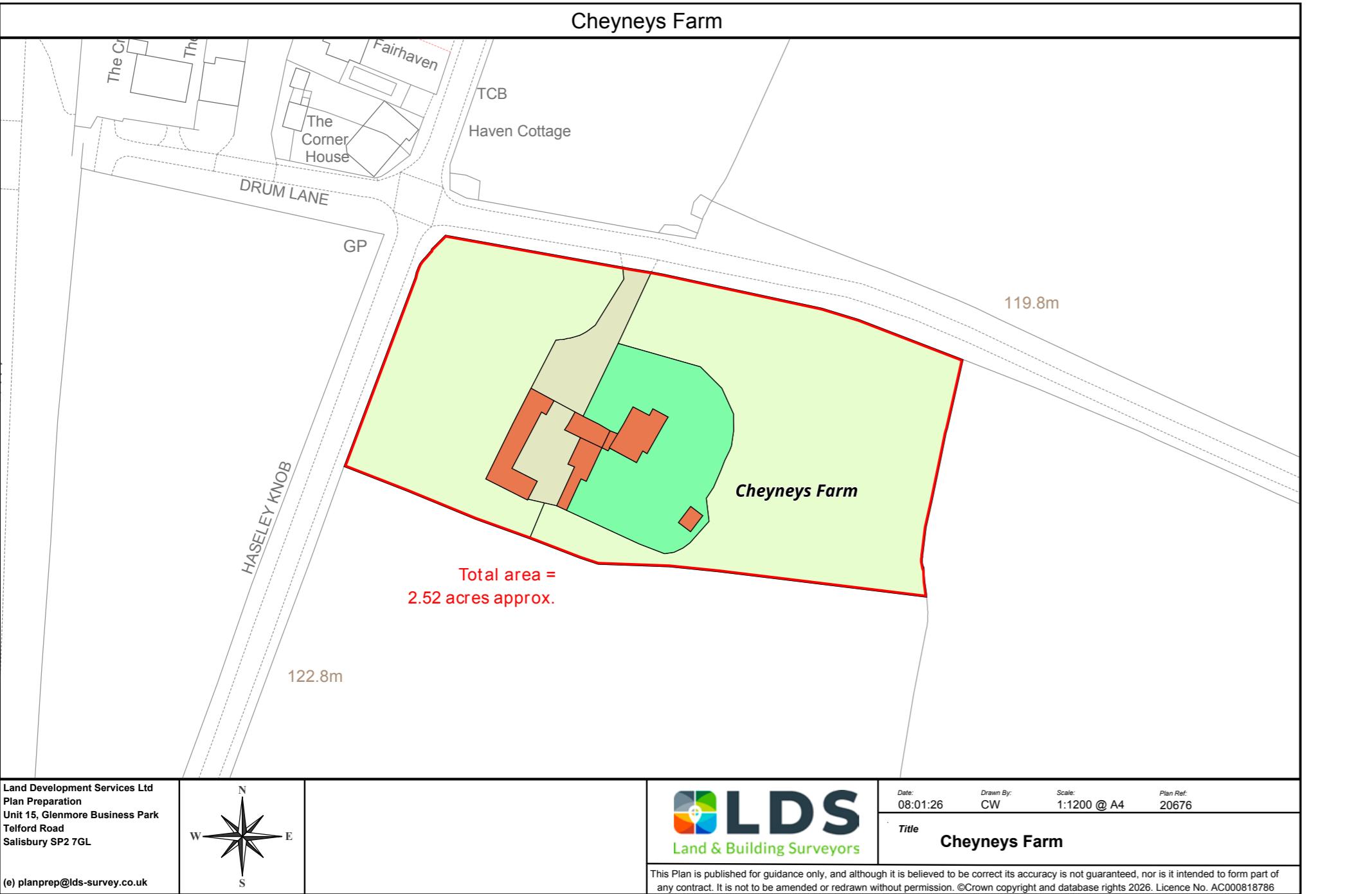
GARDENS AND GROUNDS

The property is approached via a gated driveway, providing ample parking for multiple vehicles and leading to a substantial garage and an impressive selection of outbuildings. Together, these total approximately 3,400 sq ft and present a superb opportunity for a variety of uses, subject to any necessary consents.

The outbuildings comprise a large barn, a well-arranged range of stabling and several useful stores – ideal for those seeking extensive storage or scope for future development. This versatile collection of buildings significantly enhances the appeal of the property, offering flexibility to suit a wide range of lifestyles and requirements.

The formal gardens are a delight, well stocked with large shrubs and a range of mature trees and hedging and large mainly laid to lawn areas perfect for a family to enjoy.







We would be delighted
to tell you more.

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Date: 20 January 2026
Our reference: STR012457756

Cheyneys Farm, Haseley Knob, Warwick, CV35 7NJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,500,000.

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.

A handwritten signature in black ink that reads 'Knight Frank' in a cursive, flowing script.

KNIGHT FRANK LLP

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