



Ravenswood House, Near Southam, Warwickshire







A lovely detached period farmhouse, barn, outbuildings and grounds in a **rural location with open views**, yet close to amenities and schools.

Summary of accommodation

Entrance hall | 800 sq ft family/dining room extension | Sitting room | Drawing room | Cloakroom | Kitchen/breakfast room | Utility room
Five double bedrooms | Two bathrooms

Courtyard with 3252 sq ft of attached traditional barns and with stores, home office, carport

Extensive gardens and orchard, polytunnel and greenhouse | Outdoor dining area

In all, about 1.65 acres

Distances

Leamington Spa 7.5 miles, Rugby 10 miles (Intercity trains to London Euston from 50 mins), Banbury 15 miles (Intercity trains to London Marylebone from 52 ins), Warwick 10 miles, M40 (J12) 7 miles, M45 (J1) 8 miles, Birmingham International Airport 22 miles, Oxford 39 miles
(All distances and times are approximate)



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Situation

Ravenswood is situated at the end of a long farm track, surrounded by open farmland and with attractive views. The property is close to Southam, the nearby market town which has schools, including Southam School, and shopping facilities, churches, leisure centre, sports fields and doctors surgery. Also close by is the popular village of Long Itchington, a thriving, sought-after village with two nurseries and a primary school, general stores, post office, church, hairdressers and several public houses/restaurants.

Leamington Spa, Warwick, Banbury and Daventry provide more extensive shopping, recreation and business facilities. The village has excellent road links to Leamington Spa, Rugby, Warwick and Banbury, all of which have mainline 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 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, Arnold Lodge School in Leamington Spa and grammar schools in Rugby and Stratford-upon-Avon.

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

The property

Ravenswood House (formerly known as Southam Fields Farm) is believed to date originally from about 1765, with later additions, including the wonderful, largely glazed family/dining room built in 2021, and is not a Listed property.

The family room facing south and west is bathed in light with roof lanterns and extensive glazing, including French doors and bifold doors opening on to the garden and outside dining area. Underfloor heating and a fireplace with woodburner. The drawing room has a south-facing bay window with French doors and fireplace with woodburner.



Sitting room with cast iron and tiled open fire. Exposed ceiling timbers. The property has been the subject of very extensive renovation by the present owners, including reroofing of the house, barn and most outbuildings, new double-glazing throughout, replacement of some floors. New boiler and updating of the central heating and hot and cold water systems, remodelling of the second floor bedrooms.

The property has two new bathrooms with underfloor heating and, a new fitted kitchen with integrated appliances and utility room off. Off the hall is a large cloakroom with cupboards and plumbing for washing machine and dryer.

To the first floor, off the landing, are three south-facing double bedrooms, bedroom three with a walk-in closet and the principal bedroom with an en suite bathroom. To the second floor are two further bedrooms, one with a walk-in closet, which might be suitable for a further en suite bathroom, subject to any necessary consents.







Approximate Gross Internal Floor Area

House: 326 sq m (3,510 sq ft)

Outbuildings: 302 sq m (3,252 sq ft)

Total: 628 sq m (6,762 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



Gardens and grounds

The property is approached along the long driveway to electric gates to a large courtyard, which provides extensive parking. The range of outbuildings attached to the farmhouse include a wood store and fuel store, also housing the oil tank, store and a home office over 33 feet long with door to the courtyard and door and windows overlooking the garden. Detached carport.



The double-height barn attached to the house, with driftway doors, and which has had work undertaken to strengthen the structure and which provides the opportunity to develop the property further for additional accommodation for multi-generational living or to use as a party barn, additional garaging or storage. The further section of the barn is a music studio, off which is a further range of outbuildings providing significant additional storage and forming the east side of the courtyard. The property has a very large garden with expansive lawns and a patio with external fireplace for outdoor dining. External lighting.



Orchard with over 60 fruit trees including plum, apple, cherry, pear and almond.
Herbaceous beds, raised beds and grape vine. There is a 26 x 14 foot polytunnel for growing vegetables and soft fruit and a modern greenhouse.

Services

Mains electricity and water. Private sewerage treatment plant. Oil-fired central heating.
Telephone and broadband with two lines. The property contributes 1/3 of the cost of maintaining the drive.

Directions (CV47 IBG)

From the M40 (J12) turn right on the A4451 towards Southam. Proceed through Bishops Itchington and take the Southam ring road (A423), and on leaving the town the drive to Ravenswood House will be found on the left.

What3words ///polka.storage.germinate

Viewing

By prior appointment only with the agents.

Property information

Tenure: Freehold

Local Authority: Stratford on Avon District Council: 01789 267575

Council Tax: Band E

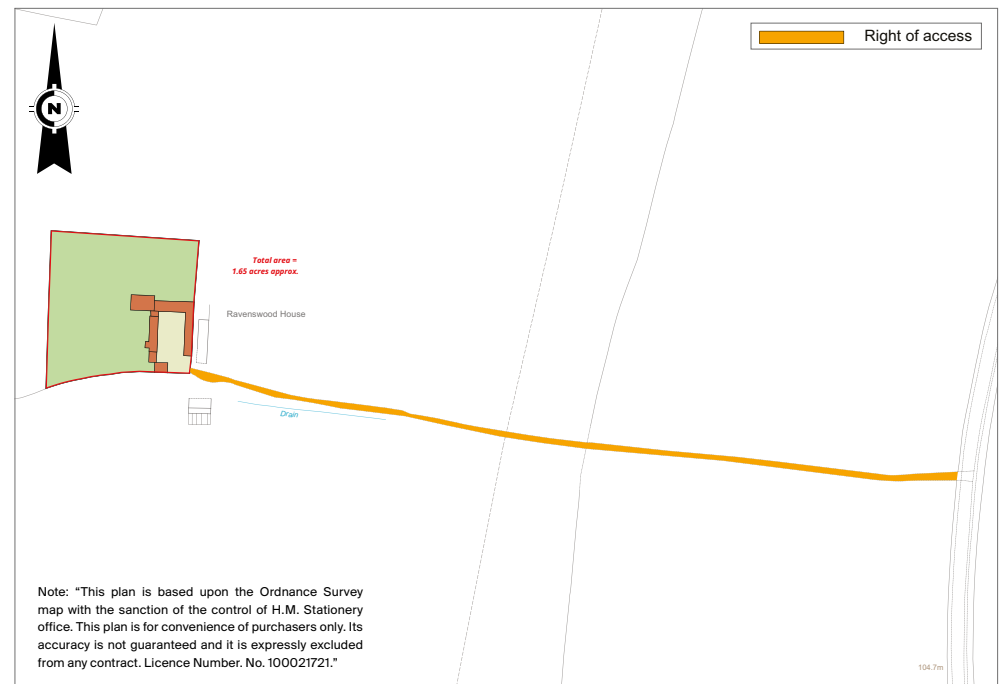
EPC Rating: E



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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Date: 10 May 2024
Our reference: STR012462520

Ravenswood House, Coventry Road, Southam, CV47 1BG

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,475,000.

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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We'd love to help you.

Yours faithfully



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