



## HIGH POINT BARN

Black Hill, Stratford-upon-Avon, Warwickshire



## A BEAUTIFULLY PRESENTED HOME WITH EXCEPTIONAL VIEWS

An immaculate and architecturally striking modern home of approximately 4,000 sq ft, finished to a high standard throughout. Its elevated position provides far-reaching views across the surrounding countryside.



Local Authority: Stratford-on-Avon District Council

Council Tax band: G

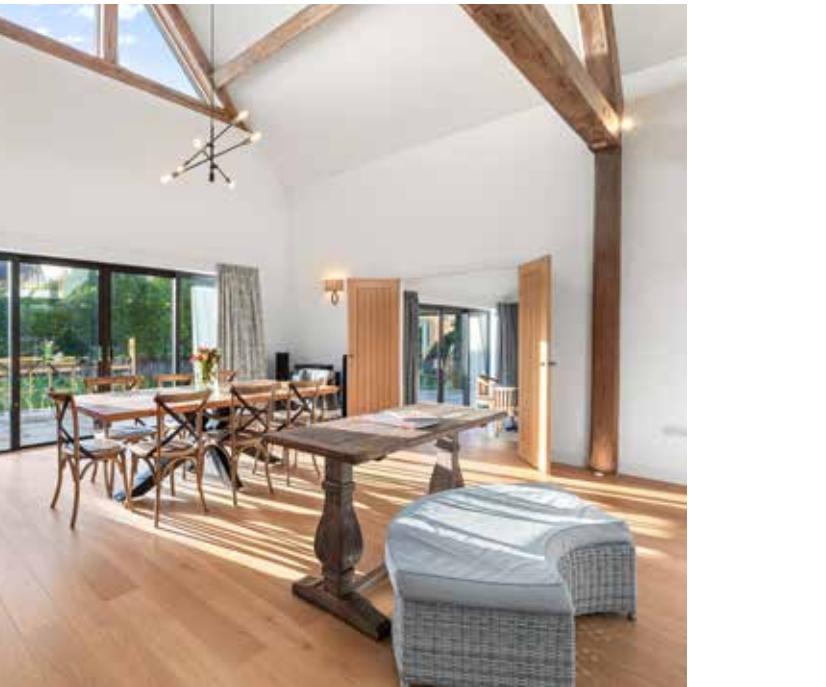
Tenure: Freehold



## SITUATION

Situated in an elevated rural position with far-reaching countryside views, High Point Barn enjoys an enviable location just 3 miles from Stratford-upon-Avon—famed for its Shakespearean heritage and vibrant cultural scene—and 4 miles from Warwick. Both towns offer excellent shopping, restaurants, bars, and recreational facilities. The property is also ideal for commuters, with Warwick Parkway providing direct rail services to London Marylebone in around 90 minutes and the nearby M40 (J15) offering easy access to Birmingham, London, and the wider motorway network.

The area provides an excellent choice of state, private, and grammar schools, including The Croft Prep, King Edward's School, Stratford Girls' Grammar, Alcester Grammar, Warwick Prep, Warwick School, King's High, The Kingsley School, and Arnold Lodge.





## THE PROPERTY

High Point Barn is an immaculately presented, architecturally striking family home that blends bespoke craftsmanship with an uncompromising selection of premium materials. Located at the end of a private lane, High Point Barn is uniquely situated with far-reaching views of the stunning Warwickshire countryside.

Upon entering the property, a spacious double height reception hall provides an impressive welcome, with doors radiating to the principal reception rooms. The standout feature of the home is the magnificent drawing and dining room - an expansive, beautifully designed space, with large windows and an abundance of natural light. This exceptional room is framed by a blend of oak beams, trusses and flooring, and contemporary lighting. The double-sided wood burner acts as a dual-aspect centerpiece, and connects the living area to the kitchen. An oak staircase leads to a mezzanine level, offering an idyllic vantage point to appreciate the views.

At the heart of the property is its south-facing, open-plan kitchen, fitted with contemporary units, quality worktops, a large central island and integrated wine rack. With ample space for formal dining and relaxed seating, this family room is well-suited for modern living and entertaining.





With natural stone walkways, the ground floor of the property includes a spacious principal bedroom with en suite, three further bedrooms (one en suite), a family bathroom, a cloakroom and utility. The first floor offers a cozy home library nestled between an office and a large en suite bedroom and playroom, providing excellent potential for alternative uses.

High Point Barn is approached via a gated driveway leading to a double garage with an office/studio and en suite above.

The landscaped garden offers a tranquil space to enjoy private country living. The south-facing natural stone patio provides an idyllic setting for outdoor entertaining, while scenic rural walks are immediately accessible.



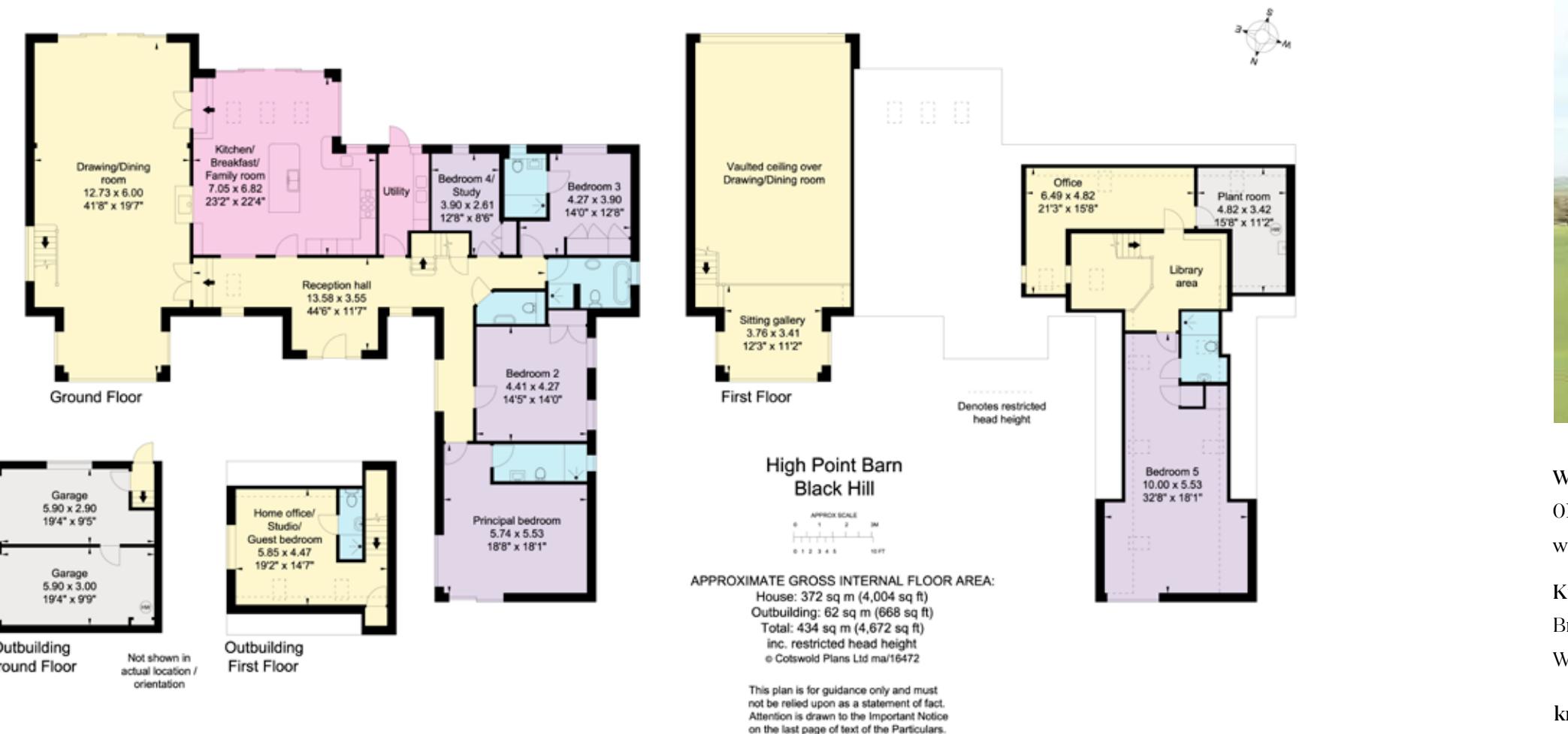


High Point Barn offers generous accommodation, excellent presentation, and stunning views, making it a practical and appealing rural home.

The property benefits from insulated timber frame construction, underfloor heating to the ground floor and radiators to the upstairs rooms. There is extensive outdoor lighting, alarm system, CCTV, remote video access gate entry system, CAT6 cabling for home automation, and high speed BT fibre-optic to the home.

Services are provided directly to the property via dedicated water, gas, electricity and fibre optic lines with additional ducting for future connections. Private drainage.





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Date: 13 February 2026  
Our reference: STR012621115

## High Point Barn, Black Hill, Stratford-upon-Avon, CV37 0PD

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.

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

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