



Friz Hill House, Walton, Warwick, Warwickshire

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A superbly located country house **in a beautiful setting with large mature gardens**, tennis court and a range of stables and useful outbuildings.

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## Summary of accommodation

**Ground Floor:** Reception hall | Staircase hall | Drawing room | Sitting room | Dining room | Breakfast room | Kitchen | Pantry | Utility  
Cloakroom | Conservatory

**First Floor:** Principal bedroom with en suite bathroom | Guest bedroom with en suite bathroom | Landing | Three further double bedrooms  
Family bathroom | Cloakroom

**Second Floor:** Attic room

**Outside:** Gardens and grounds | Courtyard | Former stable block | Former barn | Double garage | Tennis court

In all, over 6000 sq ft of accommodation (with further development potential) set within about 3.44 acres

## Distances

Wellesbourne 2 miles, Kineton 3 miles, Stratford-upon-Avon 8 miles, Warwick 9 miles, Leamington Spa 9 miles

Moreton-in-Marsh 12 miles, Banbury 12 miles (Regular fast trains to London Marylebone from 55 mins, with good station car parking)

M40 Motorway (Junctions 12 and 14) 5 and 7 miles

(All distances and times are approximate)



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## Location

Friz Hill House is situated in a prominent yet secluded position at the top of Friz Hill between the villages of Wellesbourne and Kineton. The property is well placed for the historic towns of Stratford-upon-Avon, Warwick and Leamington Spa which offer a choice of excellent schools plus an extensive range of shopping, recreational and cultural attractions. Local amenities in Wellesbourne include a Sainsbury's superstore, a doctor's surgery, post office and vet.

The property is ideally located for commuting to London in the South and Birmingham to the North due to the proximity of the M40 motorway (J12 and J14). Alternatively direct mainline railway services run from Banbury, Warwick and Leamington Spa to London Marylebone and Birmingham stations. Nearby the Fosse Way provides ready access to the Cotswolds by car.

The region is extremely well served by state, grammar and private schools that will suit most requirements. These include the impressive Warwick Preparatory School, Warwick School and King's High School for Girls in Warwick. There is the Kingsley School for Girls and Arnold Lodge School in Leamington Spa whilst there is The Stratford Girls' Grammar School and The Croft Preparatory School in Stratford-upon-Avon.









Stratford-upon-Avon is regarded as the region's cultural centre and is a popular tourist attraction with its Shakespearean heritage. There are many quality restaurants, public houses and wine bars with several theatres including the renowned Royal Shakespeare Theatre on the bank of the River Avon.

Golf can be found at The Warwickshire Golf & Country Club at Leek Wootton and The Welcombe Hotel in Stratford-upon-Avon. There are the racecourses at Warwick and Stratford-upon-Avon.

## The property

Friz Hill House is a large period property that is located at the end of a long driveway, over parts of which neighbouring properties have a right of way. The driveway leads to a large private parking area in front of the house. The front facade of the property was added during the Edwardian period and features the principal reception rooms and two first floor bedrooms that enjoy the best of views over the gardens and Warwickshire countryside. The original part of the house was built during the 17th century of local stone and looks out onto an impressive stable courtyard with its range of outbuildings.

The house was refurbished in the late 1990's by the present owners but will now further benefit from updating.

One enters the property into a wide reception hall off which to the front are the two principal reception rooms. Both the drawing room and sitting room are dual-aspect, well-proportioned rooms with tall ceilings and feature open fireplaces. Further down the reception hall is a grand staircase, a beautiful aspect of the accommodation that rises gently up to the first floor by way of a mezzanine landing with a cloakroom off. Opposite the staircase are the dining room with an open fireplace, and steps leading to the butler's pantry, kitchen and utility. Off the staircase hall is also an Amdega double-glazed conservatory which was added in 2004. The conservatory has a tiled floor with under-floor heating and from which you have views across the side lawn to a woodland meadow.

The traditional kitchen is Smallbone and is well fitted with a large central island and a two oven oil-fired AGA. The kitchen has a tiled floor and a door that opens onto the stable courtyard. Adjoining the kitchen is a large breakfast room which has an original flagstone floor, and access to the dining room beyond.













To the first floor are five double bedrooms. The large principal bedroom with an en suite bathroom is at the front of the house enjoying the best of the very extensive view over the garden and Warwickshire landscape. Bedroom two is a dual aspect room at the front again with similarly glorious views, with an en suite bathroom. The three further double bedrooms face south overlooking the stable courtyard and share a family bathroom.

To the second floor is a good sized attic room with dormer windows that offers scope for conversion.





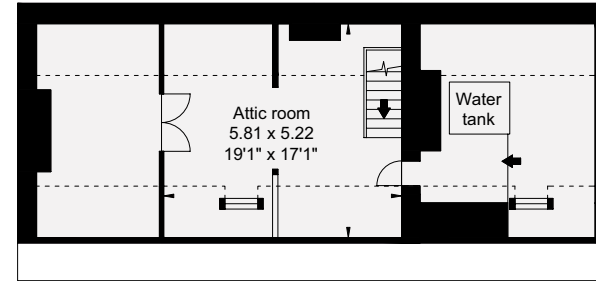
# House

Approximate Gross Internal Floor Area  
569 sq m (6,125 sq ft)

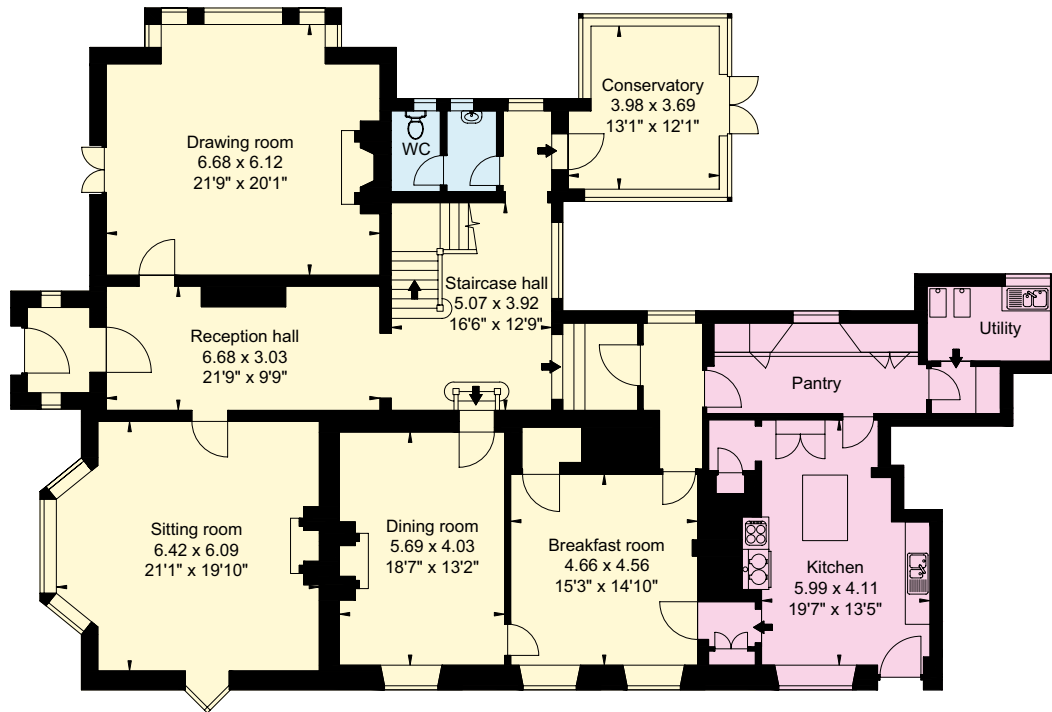
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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

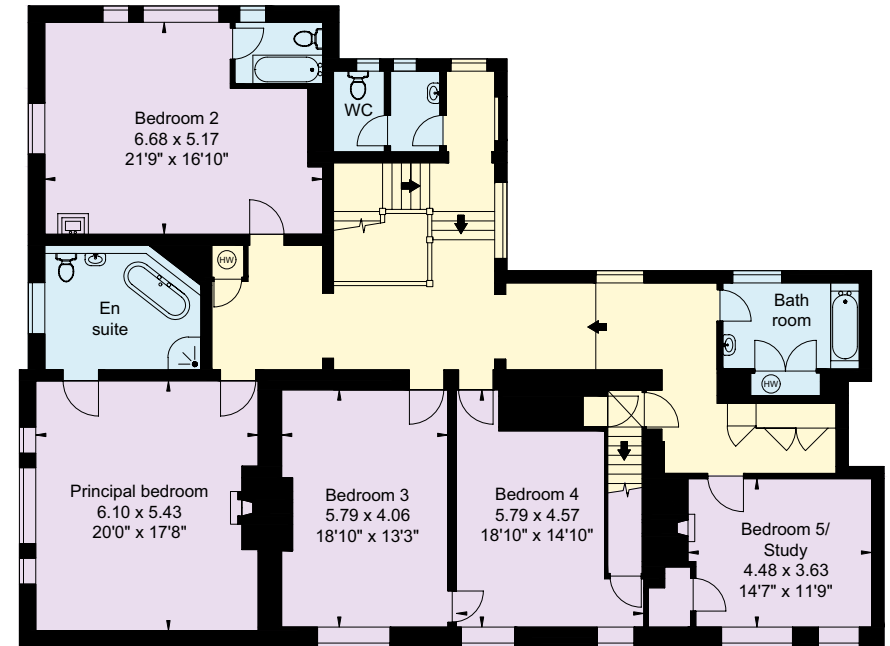
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Denotes restricted  
head height



Second Floor



Ground Floor



First Floor







## Stable courtyard

The large courtyard is on the south side of the property and has a cherry and a walnut tree each on a grass circle. It can be accessed from the kitchen, or through the vehicular gates at either end of the courtyard.

A stable block runs down one side of the courtyard consisting of six former timber stables plus a store and an old tack room that has the traditional Dovecote above.

Behind the stable block is a good-sized area of grass with apple and pear trees. On the opposite side of the courtyard are further outbuildings which include a barn, incorporating a former pair of stables, and a double garage.

All of these buildings offer superb scope for development subject to the necessary consent.

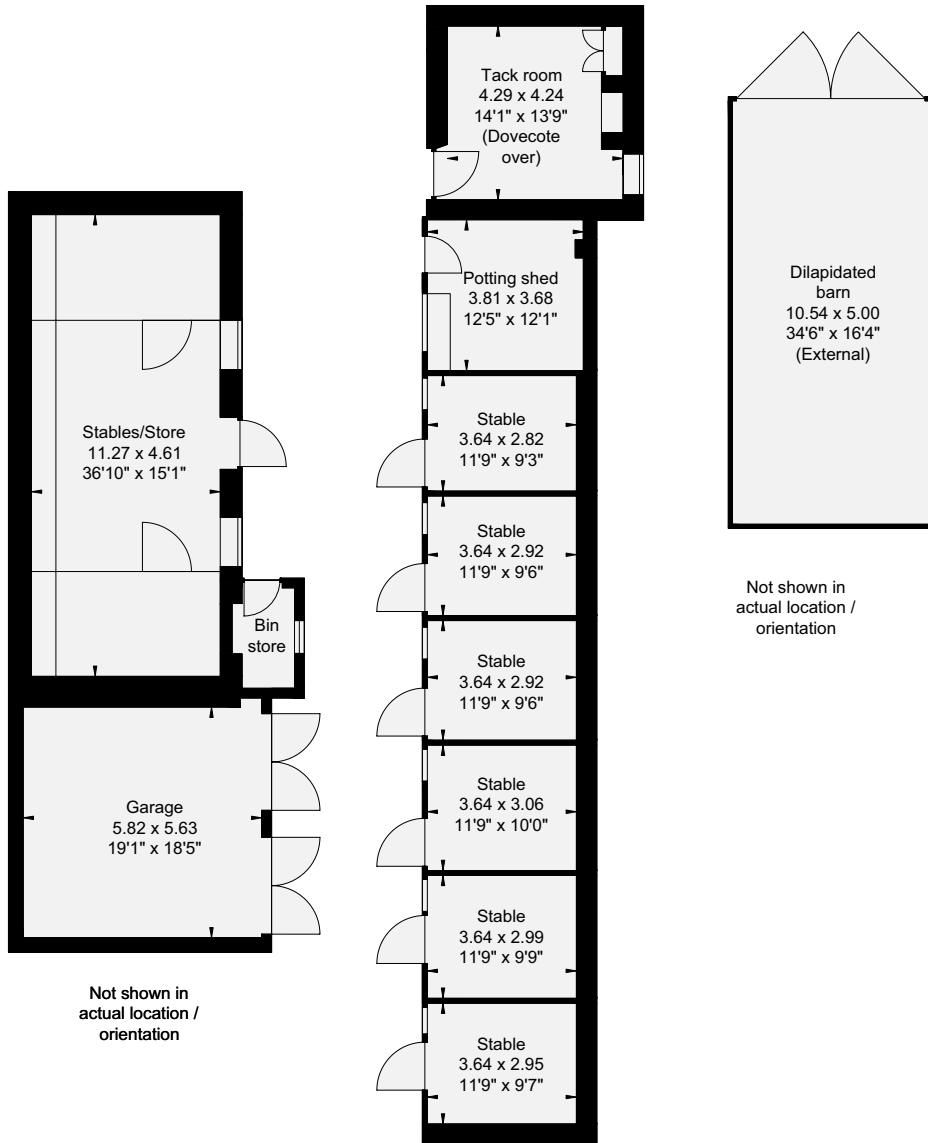




# Outbuildings

Approximate Gross Internal Floor Area  
247 sq m (2,660 sq ft)

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.







## Garden and grounds

The large gardens are a particular feature of the property with a range of lawns to the front and side of the house.

The lawns at the front are tiered and bordered by estate fencing. They provide glorious views across open fields, woodland and the Warwickshire countryside beyond. To the south side of the front lawn is a small shelter of trees and a tennis court which will benefit from resurfacing.

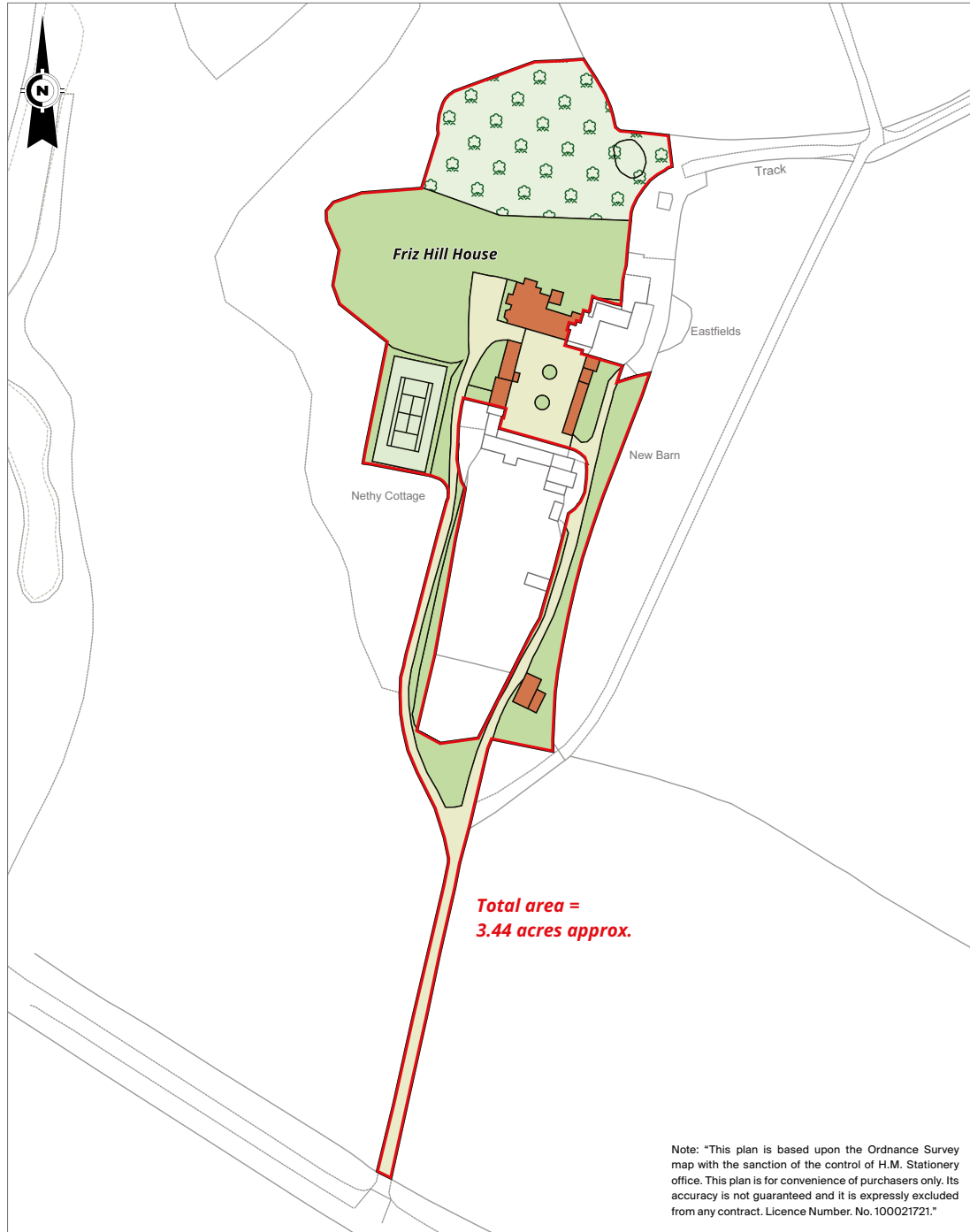
To the north side of the house is a further lawn which runs alongside the conservatory and opens into a woodland meadow with mature trees that include oak, holly, ash and pine. During Spring the woodland meadow is decorated in a swathe of daffodils.

## Services

Mains electricity and water are connected to the property. Shared private drainage system. Oil-fired central heating. Full fibre broadband with landline.







## Directions (CV35 9HH)

From the M40 (J12), turn left onto the B4451 towards Gaydon. Turn left again at the first set of traffic lights onto the B4100 and proceed over the roundabout through Gaydon and on to Kineton. In the village centre, turn right onto the B4086 (Warwick Road) towards Wellesbourne. After about 2 miles, past the main gates to Compton Verney, go straight over the Bowshot Roundabout (Fosse Way) and continue towards Wellesbourne. The entrance to Friz Hill House is at the top of Friz Hill on the right-hand side, identified by five white stones. Proceed up the driveway and bear to the left at the fork to arrive at the front of the house.

**What three words: ///ballparks.socket.reversed**

## Viewing

By prior appointment only with the agents.

## Property information

**Tenure:** Freehold

**Local Authority:** Stratford-on-Avon District Council (01789 267 575)

**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.

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Particulars dated November 2023. Photographs and videos dated November 2023.

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Date: 08 February 2024  
Our reference: STR160026

## Friz Hill House, Walton, Warwick, CV35 9HH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of offers in excess of £1,100,000.

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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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



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