



Sandy Lane Farm, Blackdown, Leamington Spa





A beautifully appointed detached farmhouse situated in 1.44 acres with lovely countryside views, on the edge of Leamington Spa.

Distances

Leamington Spa 2 miles, Kenilworth 3 miles, Warwick 4 miles, Warwick Parkway Station and Coventry 5 miles, M40 (J15) 6 miles, Stratford-upon-Avon 14 miles, Birmingham International Airport 16 miles (All distances and times are approximate).

Situation

Blackdown is located just north of Leamington Spa town centre, making it convenient for the town and ideally located to access the motorway network. There are many shops and restaurants in Leamington Spa and an excellent range of state, private and grammar schools in the area to suit most requirements.

For the commuter, trains run from Leamington Spa to Birmingham and London Marylebone, and the motorway network is accessible at Junction 13, 14 and 15 of the M40, all roughly 6 miles away. The NEC and Birmingham International Airport are conveniently situated approximately 16 miles away.



| | | | | | |
|---|---|---|---|---|-----|
|  |  |  |  |  | EPC |
| 5 | 3 | 2 | | Private | D |

Tenure

Freehold

Local Authority

Warwick District Council

Council Tax

Band G



The property

Sandy Lane Farm combines the best of both worlds, occupying an elevated position in a great location 2 miles north of Leamington Spa town centre. The house dates back to 1850 and has been updated by the current owners to create a wonderful family home. The versatile accommodation is arranged over two floors, and many features have been retained. An annexe/home office is separate from the house, which is attached and over the garage.

The property is accessed through an entrance porch and front door opening into a welcoming hallway with a York stone tiled floor, staircase, guest WC and reception rooms leading off. The sitting room has a dual aspect two bay windows and would be ideal as a playroom, snug or office. The living spaces are accessed through the good-sized dining room with a bay window, window seat, fireplace, and parquet flooring. The drawing room has a dual aspect and overlooks the garden with two French doors opening on to the veranda.

The kitchen and utility were upgraded in 2015 and returned to brick, including replastering, rewiring, and a new boiler was fitted. The impressive kitchen was designed and fitted IC Furniture, and the units are by McCarron and Co with a Zoffia Limestone honed finish flooring and granite worktops.







Integrated appliances include a dishwasher, AGA, self-cleaning oven, hob, wine fridge, fridge/freezer and Quooker boiling water tap. Italian stone flooring continues into the breakfast room, with windows on three sides and lovely views of the garden. There is plenty of space for a large dining table and sofa, with French doors opening on to the veranda.

Upstairs, the sizeable principal bedroom suite has windows to two sides and beautiful views across the open countryside. There are two walls of built-in wardrobes and an en suite bathroom with a freestanding bath, separate shower, ceramic tiles and underfloor heating.

The second double bedroom has an en suite shower room, two further double bedrooms and a single bedroom share the family bathroom. All of the bathrooms have been recently upgraded to a high standard.





Approximate Gross Internal Floor Area

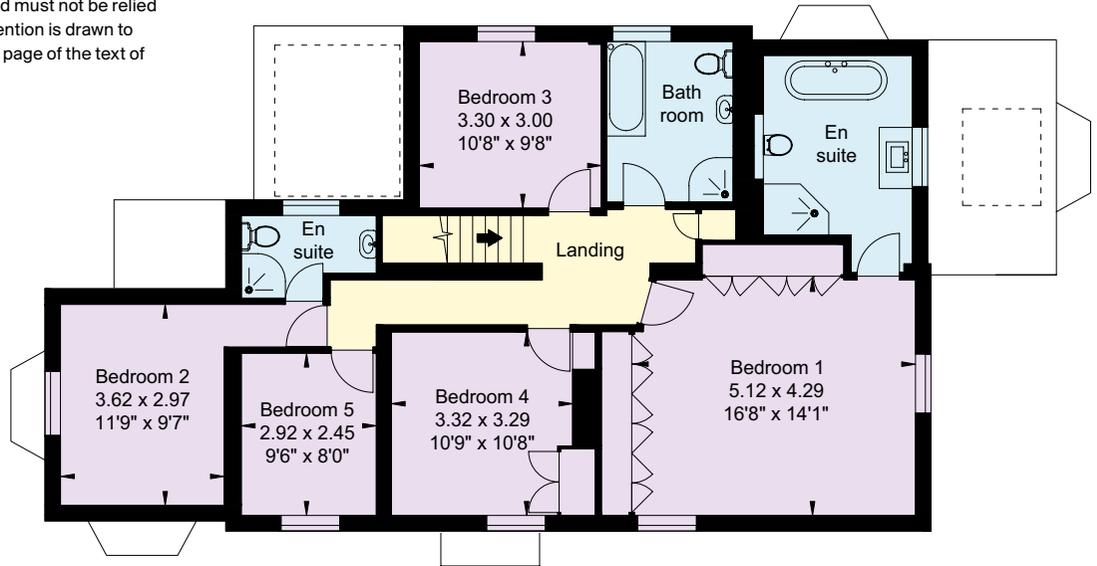
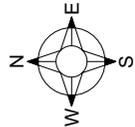
House: 230 sq m (2,476 sq ft)

Annexe: 52 sq m (560 sq ft)

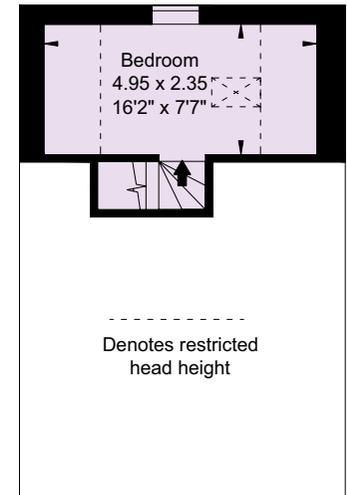
Total: 282 sq m (3,036 sq ft)

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.

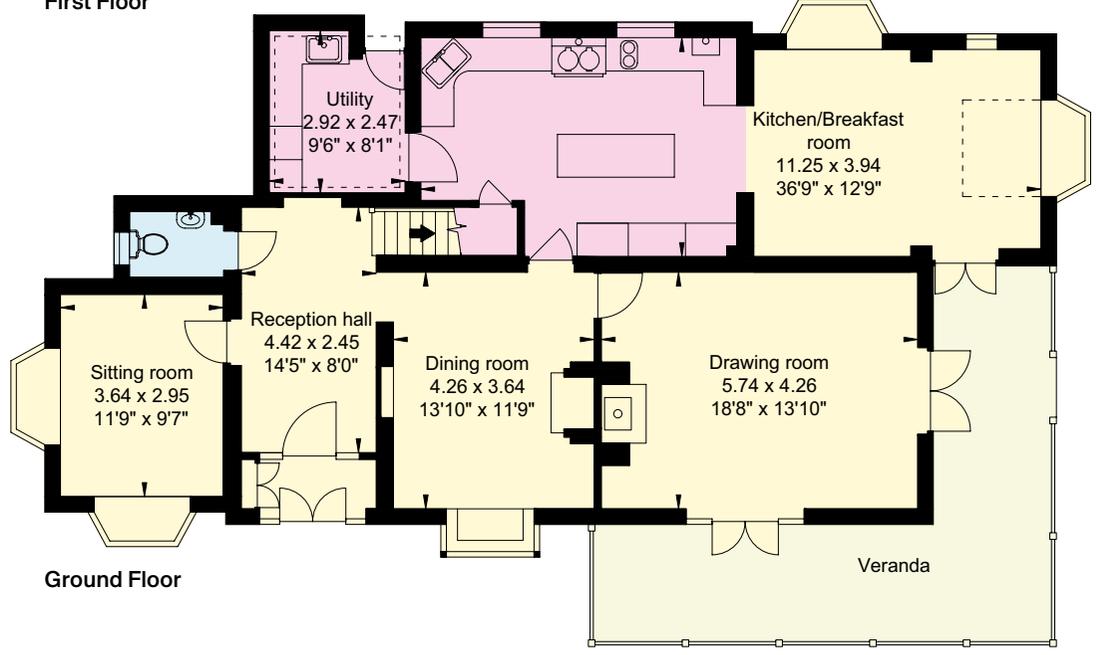
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



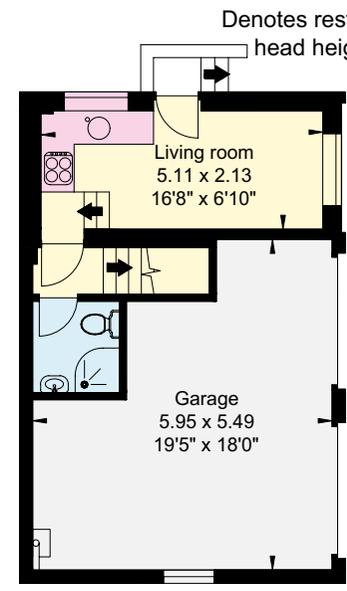
First Floor



Annexe First Floor



Ground Floor



Annexe Ground Floor

Not shown in actual location / orientation



The annexe has a ground-floor living room, kitchenette, shower room, and a bedroom on the first floor. This space would also work well if you were working from home and wanted to be separate from the house.

Garden and grounds

The southwest-facing gardens were redesigned in 2017 by Sue Adcock and The Gardenmakers. Extensive planting in 2018 included a new lawn, border hedging, ornamental trees, fruit trees, shrubs, perennials, mulch, and paving. The gardens have matured over the last six years and are a particular feature of the property.





A pretty veranda with hardwood flooring wraps around the drawing room and offers a lovely, covered seating area. An additional strip of land was purchased in 2016, which has enhanced the garden. A separate paddock has post and rail fencing separate from the formal gardens.

The property is accessed over a shared sweeping driveway leading to a private gated Cotswold stone driveway, with parking for several cars. The double garage has up-and-over doors and a 7kw electric charging point.

Services

All mains services are connected to the property. Gas fired central heating. Septic tank.

Directions

Postcode: CV32 6RW

What3words:///inspector.modest.formal

Viewing

By prior appointment only with the agents.





Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway
Stratford-upon-Avon
Warwickshire CV37 6YX
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Samantha Bysouth
01789 297735
samantha.bysouth@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 April 2024. Photographs and videos dated March 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](https://www.wordperfectprint.com)



Date: 03 April 2024
Our reference: STR180223

Sandy Lane Farm, Blackdown, Royal Leamington Spa, CV32 6RW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,600,000.

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:

Samantha Bysouth
Associate
+44 1789 206 953
samantha.bysouth@knightfrank.com

James Way
Partner
+44 1789 206 950
james.way@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