



Lower Spring Farm

Gaydon Road, Bishops Itchington, Warwickshire, CV47 2QX



Beyond your expectations

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Entrance Hall | Drawing Room | Dining Room/Family Room | Study/Nursery | Games Room
| Kitchen/Breakfast/Family Room | Utility Room | First Floor Master Bedroom with En-Suite
Shower Room | Guest Bedroom with En-Suite Shower Room | Three Further Bedrooms | Family
Bathroom | Formal Gardens | Paddocks | Countryside Views | Double Garage | In all 2.59 acres.



Description

An impressive five/six bedroom detached farmhouse which has been sympathetically renovated and extended to provide comfortable, well balanced and flexible family accommodation arranged on two floors. The property is located in a semi rural position within grounds of approximately 2.59 acres including formal gardens, two paddocks and a field shelter with planning consent for stables. The property was once the original farmhouse and is located on the outskirts of the village with outstanding views of the Warwickshire countryside, a beautiful setting for modern family life.

The property is constructed of brick and render beneath a tiled roof with "Iroko" custom made double glazed windows. Internally, the accommodation is generally light and bright and some rooms have exposed timbers. Further benefits include oil fired heating to traditional cast iron radiators, high quality fixtures & fittings including Oak ledge and brace doors, a custom made Oak staircase with balustrade and spindles. On the ground floor, the accommodation is primarily focussed around an impressive and large kitchen/breakfast/family room with a range of Fired Earth French Oak furniture, electric Aga and French doors leading on to the terrace and gardens beyond. In total there are four reception rooms including a flexible games room, ideal for families. On the first floor there are five good sized bedrooms, two with en suite



shower rooms, study/nursery, family bathroom and a secluded balcony terrace with country views.

Outside

The property is situated at the end of a sweeping driveway. There is a detached brick built double garage with power and light connected and a pedestrian door to the side. The property is set behind brick walling with a gated pathway leading to the front entrance. The front gardens are laid to lawn and complemented by well stocked flowering borders. The rear gardens are fully enclosed and principally laid to lawn and enjoy countryside views as far as the Burton Dassett hills. There is a paved terrace adjacent to the property with external lighting and the formal gardens lead into two paddocks to the south and west which are enclosed by post & rail fencing. Additional features include a workshop and garden store. In all 2.59 acres.

Situation

Bishops Itchington is approximately 1 mile away and is a well served village offering a public house, three shops including a Post Office, pre-school nursery and a primary school. The motorway network M40 (J12 within 1 mile), M42, M1, M6, Birmingham International

Airport and the NEC are all within easy reach, the Fosse Way is only a five minute drive away, Rugby 30 minutes by car and Stratford-upon-Avon 15 miles. Railway stations can be found at Warwick (10 miles), Leamington Spa (7 miles) and Banbury (14 miles) with direct trains to London Marylebone (from 65 minutes) and Birmingham. (Distances & time approximate)

In addition to the primary school in the village, there is good schooling available at Harbury Primary School, Southam College Secondary school and Sixth Form as well as secondary schools at nearby Stratford Grammar and Kineton High. Preparatory schools can be found at Carrdus and Warwick. Warwick School for boys and Kings High (Warwick) for girls. Alternatively Bloxham School and Tudor Hall near Banbury or Kingsley School in Leamington Spa.

Directions

From Banbury exit the M40 Junction 12 turning right onto the B4451-Gaydon Road. Follow the road north for approximately 1 mile turning right into a signed gravel drive signed "Lower Spring Farm - Private".

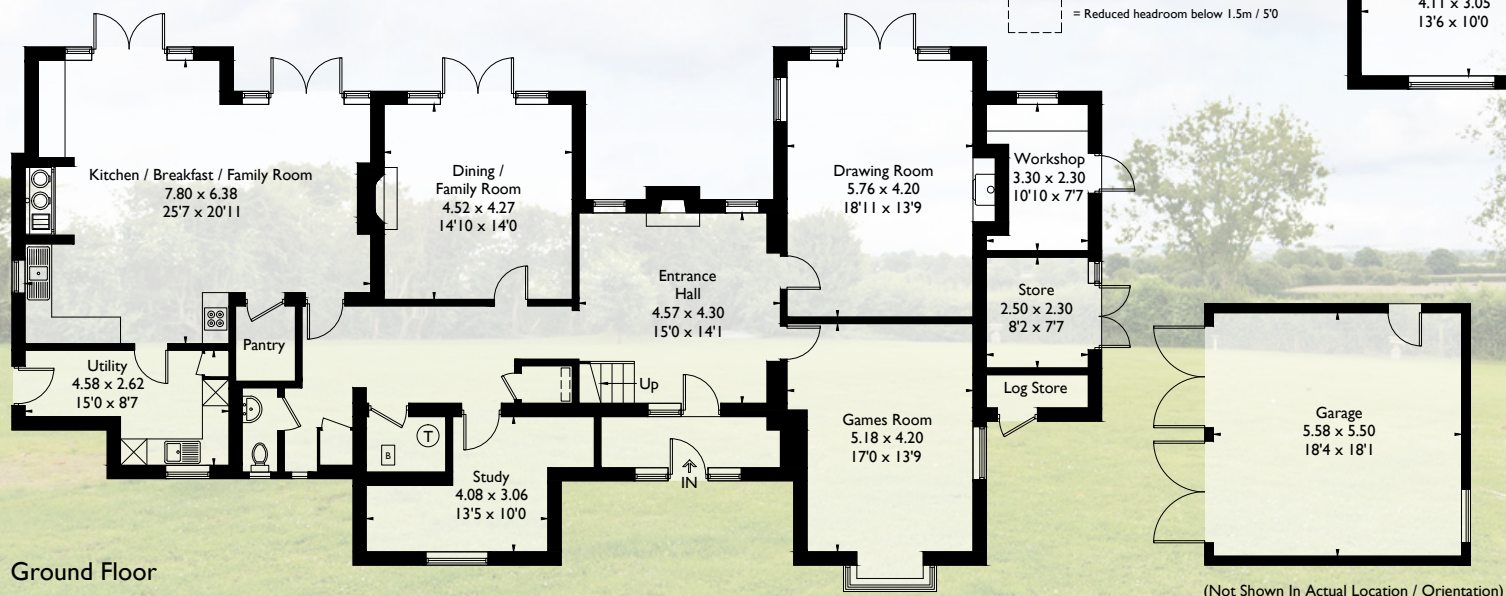
Local Authority Stratford District Council.

Property Tax Band H.

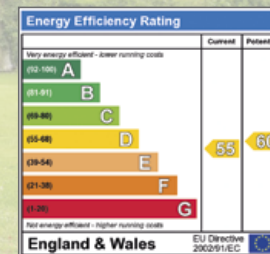
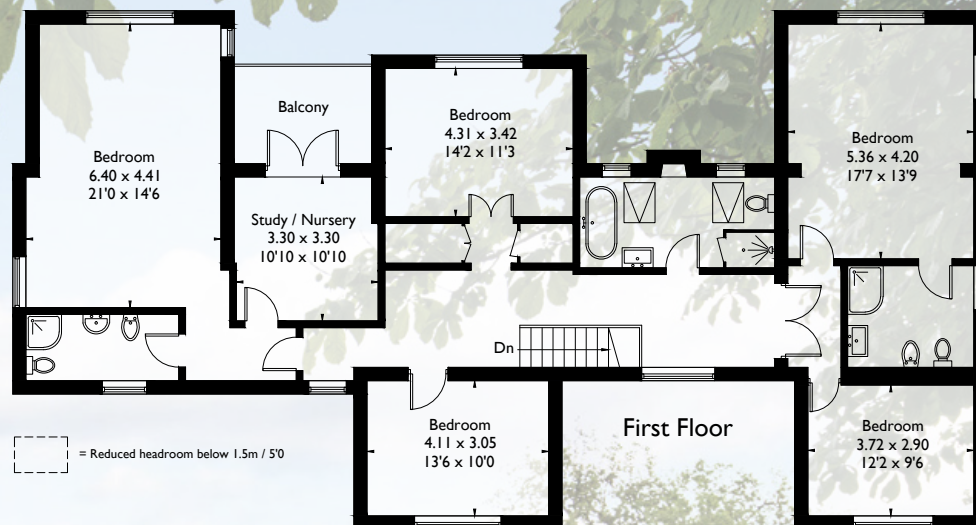


Gaydon Road, Bishops Itchington, Southam

Approximate Gross Internal Area
House = 346.3 sq m / 3727 sq ft
Outbuilding = 14.5 sq m / 156 sq ft
Garage = 30.8 sq m / 331 sq ft
Total = 391.6 sq m / 4214 sq ft



— = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Hamptons Banbury

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For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/ shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



Beyond your expectations