



# Wilkes Farm

Fulready | Stratford-upon-Avon | Warwickshire | CV37 7PE





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Ettington - 2 miles

Stratford-Upon-Avon - 9 miles

Moreton-in-Marsh - 11 miles

Shipston-on-Stour - 5 miles

Substantially extended 17th century  
five bedroom farmhouse.

Utility Room | Farmhouse Kitchen | Snug | Office |  
Dining Room | Family Living Room | Master  
Bedroom Suite | Four Further Bedrooms |

EPC rating E47

Guide Price: £1,500,000





Combining the innate character, charm and homeliness of a traditional 17th century farmhouse with the elegant contemporary refinements of modern day living, this stylishly appointed and substantially extended two-storey five bedroom country residence must be viewed internally to be fully appreciated and early inspection is strongly advised.

Character features of the original building include a superb inglenook fireplace in the dining room, many exposed beams, wattle and daub walls, mullioned windows and exposed pointed stone walling. There is also a woodburning stove in the cosy snug creating an atmosphere all of its own. More contemporary refinements of the property include a stunning bespoke fitted farmhouse kitchen with a good compliment of units, integrated appliances, granite work tops and a substantial homely four oven Aga. There is Indian slate flooring to several rooms and a stunning 28 foot living room forming part of a two-storey extension in the 1980s when the single storey extension was also built.

At first floor level there are five bedrooms, four with built-in wardrobes, a four piece ensuite bathroom to the master bedroom and a separate family shower room. Externally, the property has a pillared loggia with south-facing views over the beautifully manicured lawned garden of just under 1/2 acre with its own vehicular access to the road in addition to gravel hardstanding to the side of the property with off-street parking for around six vehicles with three terraced outbuildings.

The property is warmed with oil-fired central heating, wooden double glazing to most windows and doors. There is a propane gas fired hob in the kitchen and the property has the advantage of its own private drainage system.

Only to be described further in superlatives, the property provides the ultimate country family retreat within the pretty hamlet of Fulready, approximately two miles from the village of Ettington which has a primary school and public house and is mid-way between the traditional South Warwickshire market town of Shipston-on-Stour and the more cosmopolitan famous town of Stratford-upon-Avon. Rail links to London Paddington are available approximately eleven miles to the south in the Cotswold market town of Moreton-in-Marsh and London Marylebone from Banbury, approximately 15 miles away.



General  
Council tax band G

Directions

From our Moreton-in-Marsh office, turn right and continue north along the Fosseway, the A429, continuing through the traffic lights to Shipston-on-Stour. At the following roundabout take the second exit along the A429 and after a short distance turn right towards Pillerton Priors and then right again signposted Fulready. When entering the village, continue past a series of properties and this property is then positioned on the right-hand side with courtyard parking immediately before the house.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Tel: 01608 652345  
Barklays House, High Street, Moreton-in-Marsh.  
Gloucestershire. GL56 0AX  
sales@holmansestateagents.co.uk  
www.holmansestateagents.co.uk

Wilkes Farm, Fulready, Stratford Upon Avon, CV37 7PE

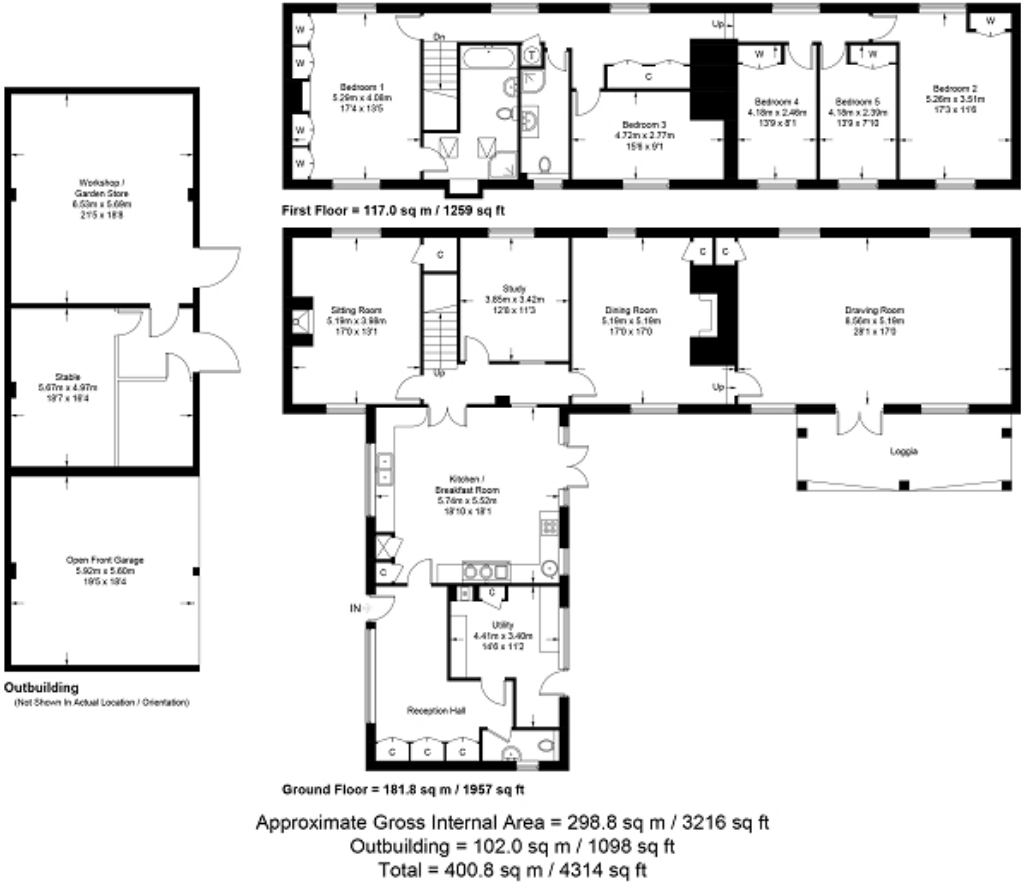


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1255968)

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