



Northfields Farm

Stretton On Fosse, Nr Moreton-in-Marsh, Gloucestershire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A compact smallholding

A spacious modern house set in open countryside with 31.50 acres and an excellent range of stables and outbuildings



3 RECEPTION ROOMS



3/4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



31.50 ACRES



FREEHOLD



RURAL



1,901 SQ FT



**GUIDE PRICE
£1,500,000**



The property

Northfields Farm is set in an attractive rural location with far-reaching views over the countryside. The property comprises a modern farmhouse dating from the mid 20th century, an excellent range of buildings including stables and barns with good access to a number of paddocks. The property is approached over a drive which leads to the front of the house. Built of brick and with a good balance of well-proportioned accommodation the front door opens into a porch which leads into a welcoming dining hall, off which is the sitting room. The other side of the hall is the fitted kitchen/breakfast room. There are steps down into a cosy family room. Off a lobby is a door to the garden, a downstairs bathroom and a door into the workshop/utility room. From the hall, stairs rise to the first floor landing where there are 3/4 bedrooms, a family bathroom and separate WC. Adjacent to the house is an attractive garden.

Outside

There is an impressive range of outbuildings which are accessed by a track off the main drive and comprise an extensive range of stables including 2 foaling boxes, as well as tack and feed rooms. There is an open fronted barn, former farm office, workshop and a large former indoor school which now has a concrete floor extending to 5000 sq ft. Adjacent to the stables is a ménage. The total acreage at the property is 31.50 acres which is divided into a number of paddocks.







Northfields Farm

Total Area - 12.75 ha / 31.51 ac

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Location

Stretton On Fosse lies amidst rolling Cotswold countryside in the heart of an Area of Outstanding Natural Beauty. The nearby towns of Chipping Campden, Shipston-on-Stour, and Moreton-in-Marsh offer a good range of everyday shops and services, as well as a variety of specialist suppliers. The main shopping and cultural centres of the region include Stratford-upon-Avon, Cheltenham and Oxford. Communications to the rest of the country are via the Fosseway and there is also a main line rail service to London Paddington from Moreton-in-Marsh. The surrounding countryside offers many lovely walks and rides and there are ample sporting opportunities including a number of golf courses, racing at Cheltenham, Warwick and Stratford-upon-Avon.



Distances

- Shipston-on-Stour 3 miles
- Moreton-in-Marsh 4 miles
- Stratford-upon-Avon 13 miles
- Banbury 18 miles

Nearby Stations

- Moreton-in-Marsh 4 miles
- Banbury 18.5 miles

Key Locations

- Royal Shakespeare Company
- Stratford Racecourse
- The Warwickshire Golf Club

Nearby Schools

- Kitebrook Preparatory House
- The Croft Preparatory School
- K.E.S. Stratford Boys' Grammar School
- Stratford Girls' Grammar School







Floorplans

House internal area 1,901 sq ft (177 sq m)
 Workshop/utility and double garage internal area 643 sq ft (60 sq m)
 Outbuildings internal area 10,298 sq ft (957 sq m)
 Total internal area 12,842 sq ft (1,193 sq m)
 For identification purposes only.

Directions

From Moreton-in-Marsh take the A429 north. After about 4 miles, the entrance to Northfields Farm will be found on the right-hand side, opposite the turning to the village of Stretton On Fosse.

Post Code GL56 9RE

what3words: ///advising.samples.strikers

General

Local Authority: Stratford District Council

Services: Mains water, electricity, private drainage which we understand complies with current regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale.

Wayleaves and easements: A footpath crosses the land in the southernmost corner.

Moreton-in-Marsh

Fosse House, High Street GL56 0LH

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Ground Floor

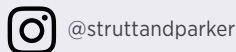
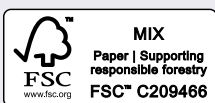
First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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