



COMYNS
FARM
STRATFORD-UPON-AVON

SET WITHIN APPROXIMATELY 228 ACRES
OF GLORIOUS WARWICKSHIRE COUNTRYSIDE

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STRATFORD-UPON-AVON

Set within approximately 228 acres of glorious Warwickshire countryside, Comyns Farm stands as one of the county's most distinguished private estates – an exceptional fusion of architectural elegance, rural seclusion, and modern luxury living.





A HOME OF TIMELESS GRANDEUR

Constructed in 2008 by a nationally acclaimed developer, Comyns Farm has been meticulously designed in the Georgian tradition, marrying classical symmetry with contemporary refinement.



From the moment of arrival, the home captivates. A breathtaking triple-height reception hall, crowned by galleried landings, creates an unforgettable first impression. Throughout, tall, elegant windows flood each room with natural light and frame uninterrupted views across the estate's gardens and surrounding countryside.

Every principal room has been crafted for both impressive entertaining and intimate family living, offering a seamless blend of scale, comfort, and sophistication.

Positioned on the northern fringes of Stratford-upon-Avon, this remarkable residence enjoys an idyllic and private setting, surrounded by rolling fields and formal gardens, yet remains effortlessly connected. The charming villages of Snitterfield and Wilmcote provide everyday amenities, while excellent transport links – including Warwick Parkway to London Marylebone, the motorway network, and Birmingham Airport – ensure accessibility without compromise.

PRINCIPAL ACCOMMODATION – 10,411 SQ FT (inclusive)





The main house extends to approximately 10,411 sq ft, offering an exceptional arrangement of living spaces:

- Grand Entrance Lobby & Reception Hall
- Drawing Room & Sitting Room
- Orangery overlooking the gardens
- Formal Dining Room
- Study & Snug
- Elegant Kitchen with Breakfast Room
- Utility, Boot Room, WC & Cloakrooms

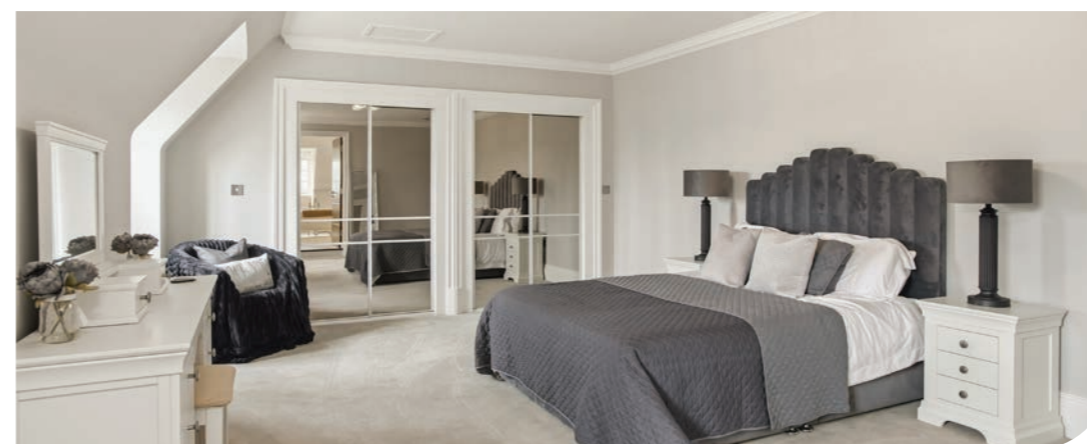




Upstairs, the sense of luxury continues:

- Magnificent Principal Suite with his & hers dressing rooms and a lavish en-suite bathroom
- Four further double bedrooms, each with luxury en-suite facilities
- Additional bedroom (five), principal bathroom, and linen/media room

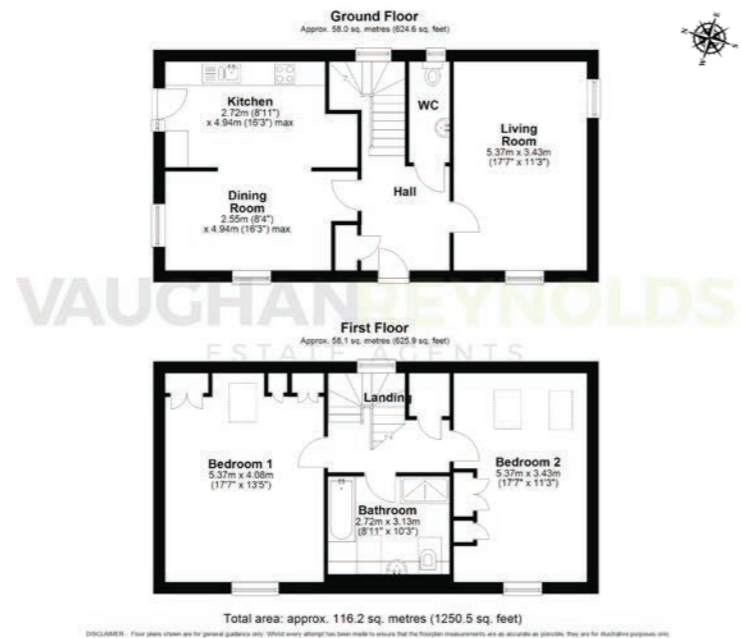
All bedrooms enjoy elevated, far-reaching views across land entirely within the estate's control – ensuring privacy and protection of outlook for years to come.



EXCEPTIONAL ANCILLARY ACCOMMODATION

Complementing the main residence is a superb range of additional accommodation and facilities:

- Self-contained cottage with sitting room, dining room, kitchen, two bedrooms, and bathroom
- Staff and groom's accommodation, thoughtfully integrated within the estate
- Enclosed gated yard with double garage, workshop, plant room, and stabling



25,000 SQ FT OF OUTBUILDINGS – LIMITLESS POTENTIAL

Three vast and highly versatile modern farm buildings extend to over 25,000 sq ft, offering extraordinary flexibility. Currently utilised in part as a state-of-the-art gym and wellness facility, they also present exceptional opportunities for:

- Classic car collections
- Equestrian pursuits
- Agricultural use
- Private leisure or commercial ventures (subject to consents)







LAND & GROUNDS – APPROX. 228 ACRES

The estate's land is both beautiful and functional, comprising:

- Extensive enclosed paddocks and grazing land
- Woodland and pasture
- Formal gardens and landscaped grounds
- Arboretum and leisure areas, including a nature pool
- Ample space for equestrian training, livestock, or farming
- The undulating terrain allows for on-site riding and hacking within a secure environment, making this a truly exceptional equestrian offering.



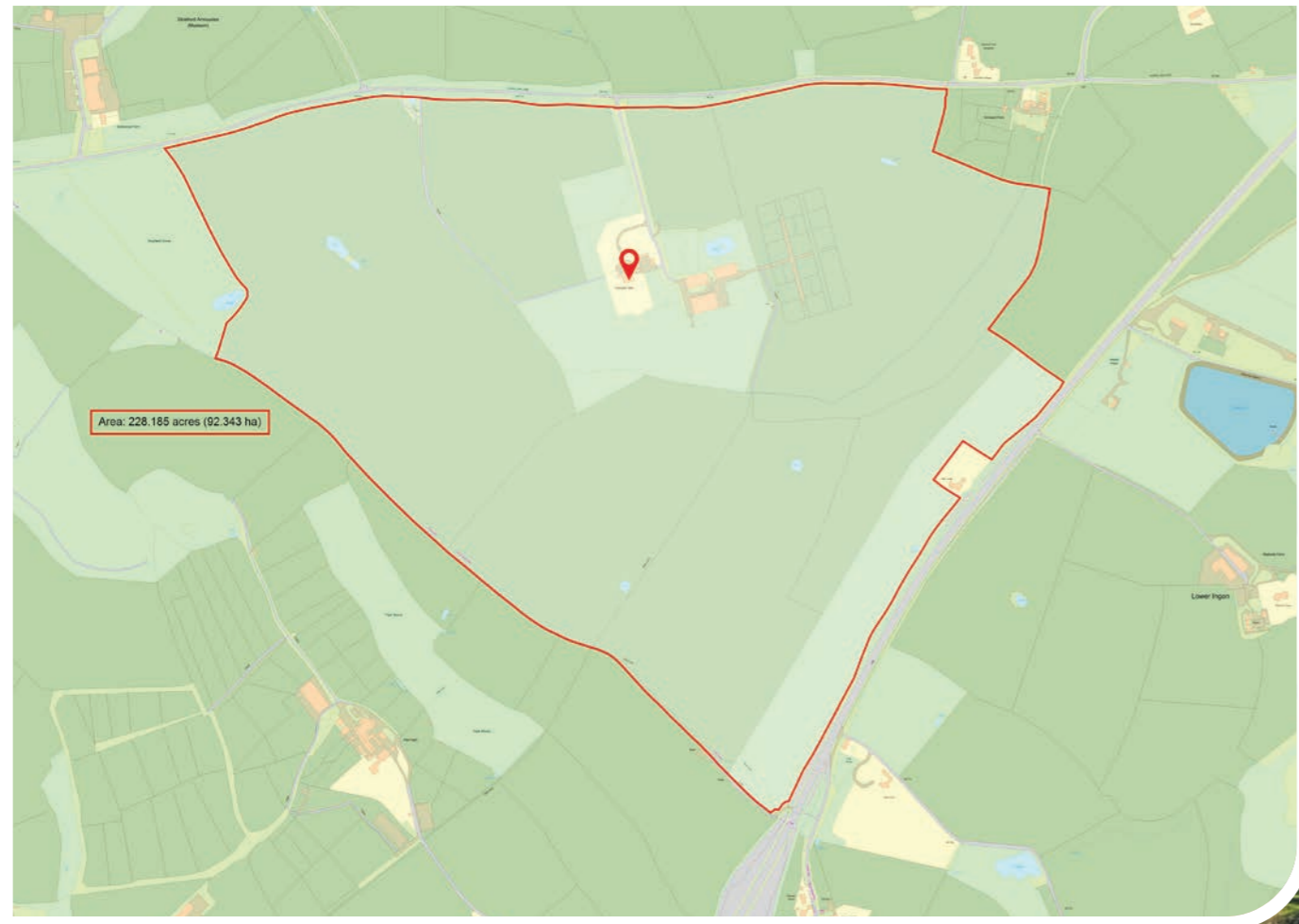
LOCATION & CONNECTIVITY

Despite its tranquil rural setting, Comyns Farm is superbly positioned:

- Stratford-upon-Avon – 4 miles
- Warwick – 8 miles
- Leamington Spa – 10 miles
- Birmingham – 22 miles
- London – 102 miles

With Warwick Parkway Station providing direct access to London Marylebone, and the M40 (Junction 15) within easy reach, the estate offers the perfect balance between countryside retreat and connectivity.





Land Area 228.185 Acres (92.343ha)

A RARE OPPORTUNITY

Comyns Farm is more than a home – it is a complete country estate, offering scale, privacy, versatility, and refined living in one of Warwickshire's most sought-after locations.

A property of this calibre, combining architectural beauty, extensive landholding, and exceptional facilities, is rarely available. It presents a unique opportunity for the discerning buyer seeking a truly remarkable lifestyle.



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