



PRESTON FIELDS FARM

PRESTON FIELDS LANE,
PRESTON BAGOT, HENLEY-IN-ARDEN, B95 5EG

la AGENCY

CHELTENHAM & THE COTSWOLDS
BESPOKE ESTATE AGENCY

A RARE
COMBINATION
OF TRANQUIL
COUNTRY LIVING
AND EXCEPTIONAL
CONNECTIVITY,
NESTLED IN
GENTLY
ROLLING
COUNTRYSIDE.



OVER 6,500 sq ft MAIN HOUSE

GROUND FLOOR

RECEPTION HALL | DRAWING ROOM | DINING ROOM
KITCHEN/SITTING/BREAKFAST ROOM
STUDY | CLOAKROOM

RECREATIONAL WING

INNER HALL | UTILITY ROOM | BOOT/BOILER ROOM
CLOAKROOM | SAUNA | GYM | GAMES ROOM
FAMILY ROOM | SHOWER ROOM
ANNEXE: KITCHEN\SITTING ROOM | BEDROOM | SHOWER

FIRST FLOOR

PRINCIPLE BEDROOM WITH EN SUITE BATHROOM AND DRESSING ROOM
FOUR FURTHER BEDROOMS, TWO WITH EN SUITE FACILITIES
FAMILY BATHROOM

OUTSIDE

SMALL ESTATE | APPROXIMATELY 14.63 ACRES
SELF CONTAINED ANNEXE
FIVE STABLES | SWIMMING POOL | DETACHED BARN
VEGETABLE PATCH | HOT TUB | EXTENSIVE PRIVATE DRIVEWAY

Preston Fields Farm in beautiful Warwickshire, offers a rare combination of Tranquil country living and exceptional connectivity. Nestled in gently rolling countryside on the edge of a village, this small estate spans just under 15 acres and includes five/six bedrooms, a self-contained annexe, traditional barns with potential and well-kept stabling, ideal for equestrian or lifestyle pursuits. Perfect for those seeking an authentic rural retreat without sacrificing access to the wider world.

The formal house features a series of spacious, light-filled rooms, each designed to create a warm and welcoming atmosphere. High-quality finishes and natural materials are used throughout, reflecting a careful balance between traditional charm and contemporary style.





The kitchen is both practical and beautifully appointed, with premium appliances and generous storage, while the reception rooms offer a variety of spaces for relaxation or hosting.

The dedicated recreational space boasts an outstanding array of facilities designed for both relaxation and entertainment. A private gym and sauna provide the perfect setting for wellness and unwinding, while the hot tub offers a serene spot to enjoy countryside views in every season. For family fun and hosting guests, the dedicated ping pong room and spacious games room create an inviting hub for all ages. These superb extras elevate the estate beyond a traditional home, delivering a complete lifestyle experience in one idyllic setting.

Upstairs, the bedrooms provide restful retreats, with far-reaching views over the surrounding landscape. The principal suite is particularly impressive, complete with a dressing room and an ensuite bathroom. Additional accommodation is available in the form of a self-contained annexe with separate access, which provides bedroom six and a sitting room which could also be used as a 7th bedroom, ideal for guests, extended family, or staff.







Externally, the property continues to impress. The grounds are beautifully maintained, with mature trees, expansive lawns, and a variety of outdoor spaces to enjoy. A paved terrace provides the perfect spot for outdoor dining, while the swimming pool and surrounding deck offer a private haven during warmer months. A detached barn adds further versatility, with potential for storage or a spacious workspace, and is complemented by additional stabling, ideal for equestrian use or those seeking flexible outbuilding space.

Whether you're seeking a family estate, a weekend retreat, or a lifestyle change, this property offers the best of country living, with the world on your doorstep.

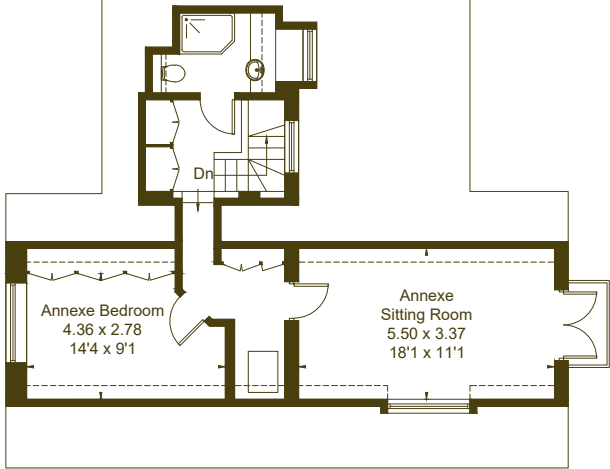
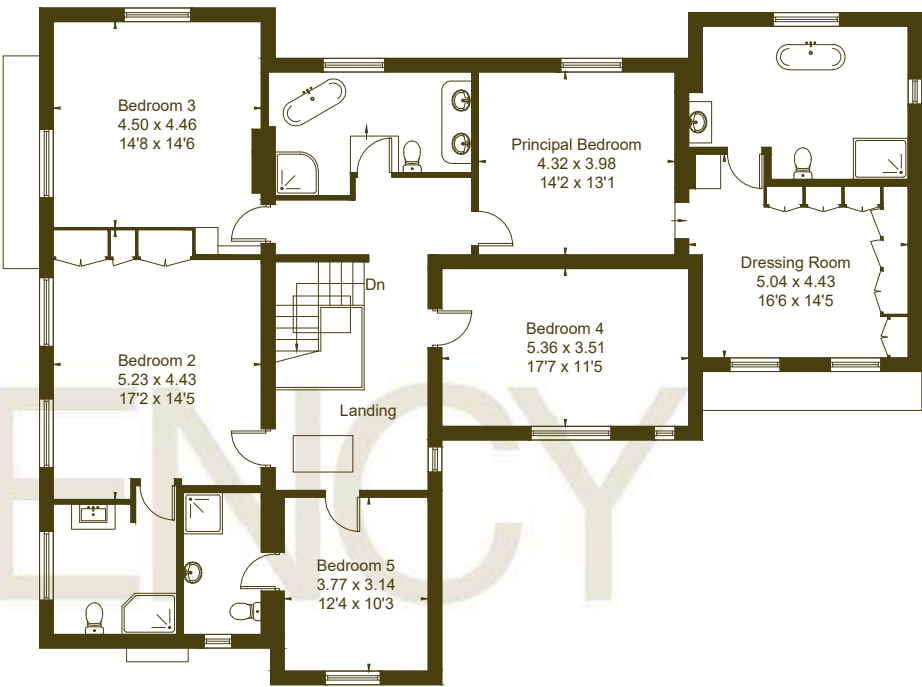
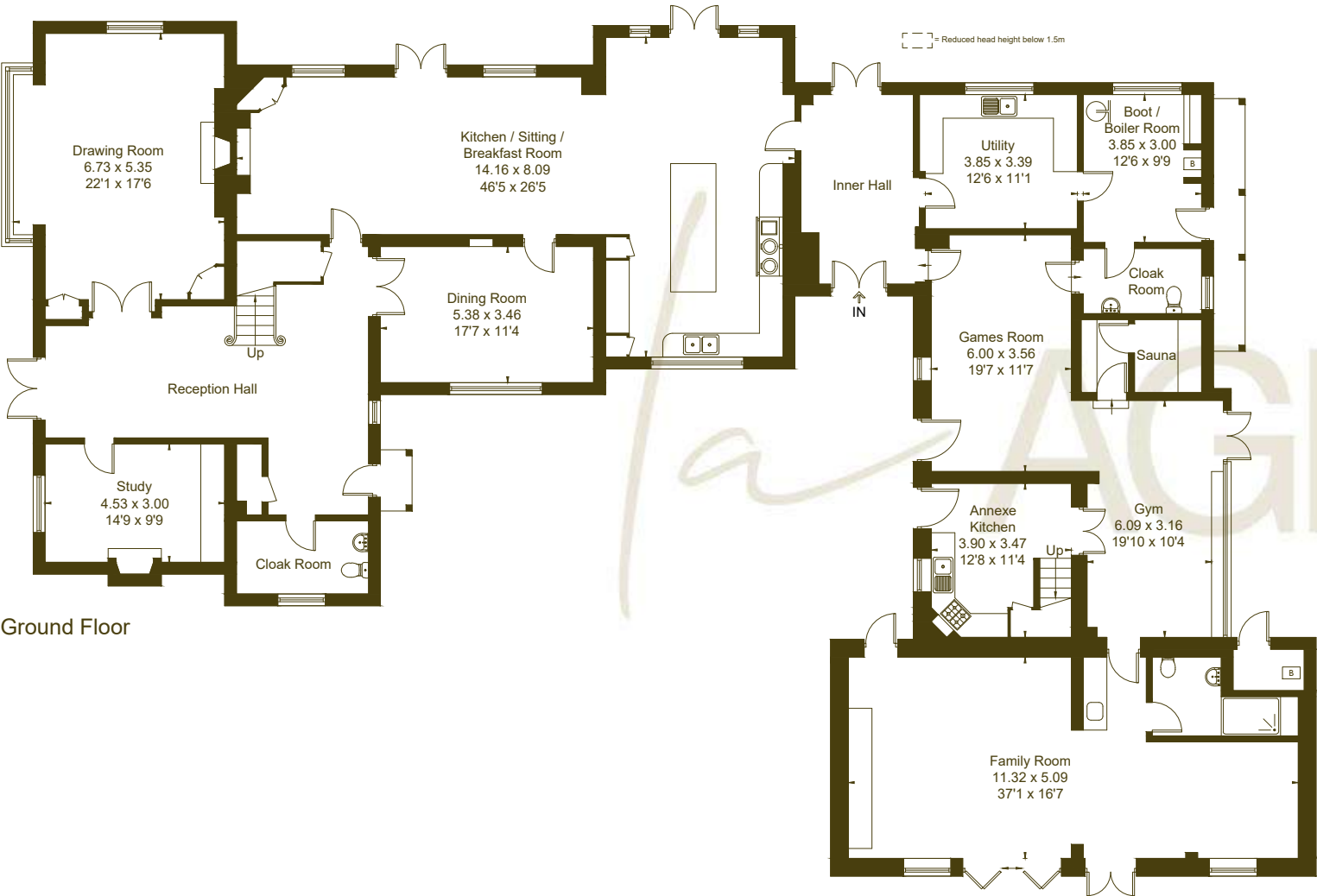
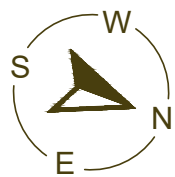




Just 20 minutes from Stratford-upon-Avon and the Cotswolds, the property is a peaceful escape with commuter convenience. Warwick Parkway Station (7 minutes drive) provides swift rail travel to London in around 1hr 30min, with motorways and international airports also close at hand. Perfect for those seeking an authentic rural retreat without sacrificing access to the wider world, Preston Fields Farm offers space, seclusion and the freedom of the countryside, all within daily reach of major UK and European destinations.



Approximate Floor Area = 607.0 sq m / 6535 sq ft



A RARE OPPORTUNITY
TO ACQUIRE AN
EXCEPTIONAL COUNTRY
HOME OF IMPRESSIVE
SCALE, GENUINE
WARMTH AND
REMARKABLE
VERSATILITY IN A
WONDERFULLY
PEACEFUL SETTING.



la AGENCY

LA AGENCY

M: 07748944410
T: 01242 500404

E: MADDIE@LAAGENCY.CO.UK
W: LAAGENCY.CO.UK