



Fell Mill, Honington, Shipston on Stour, CV36 5AD



Boasting over 4,000 sq ft of Accommodation

Key Features

- For Sale By Public Auction
- Wednesday 3rd June 2026
- 5 Bedroom Grade II Listed Farmhouse
- Private Rural Setting 5 Minutes From Vibrant Market Town
- Original Beams, Doors, Inglenooks & Flagstone Floors
- 4 Reception Rooms - Ample Parking
- Outbuildings with Annexe Potential Above
- 2.6 Acres of Beautiful Gardens with Tennis Court
- 10 Miles from Mainline Rail to Oxford/London
- Soho Farmhouse, Chipping Norton & Daylesford Farm within 30 Minutes





The Property

Situated in the picturesque village of Honington, and dating back to the early 1600s, Fell Mill is an exceptional five-bedroom, detached home. Surrounded by 2.6 acres of exquisite gardens including a tennis court and a stream, this Grade II Listed former water mill is the perfect property for those looking for a life in the country. Steeped in history and having been cherished by the same family for over 37 years, the house is full of period features, with beams, intricate woodwork, inviting fireplaces and beautiful flagstone floors.

This impressive three-storey house has been tastefully and beautifully converted into a stunning family home. The ground floor features a traditional farmhouse kitchen/breakfast room complete with an Aga, pantry, butler's sink, window seats, ample counter space and cabinets making it the heart of the home. The drawing room is comfortable and inviting, highlighted by an impressive inglenook fireplace, traditional flagstone flooring and exposed beams. Elsewhere on the ground floor there are additional living spaces, including a snug and a games room with a mezzanine that was formerly used as stables. These areas offer endless possibilities for customisation to meet individual needs. There is also a downstairs cloakroom as well as a quirky study area with a large window overlooking the gardens.

On the first floor, each room offers beautiful views. The main bedroom is generously sized and includes an impressive ensuite bathroom overlooking the grounds. Additionally, there are two other double bedrooms sharing access to a family bathroom. The second floor features two to three more bedrooms, all with vaulted ceilings and interconnected doors.

Outside, the ground floor provides multiple storage spaces as well as ample room for garages and workshops. The first floor includes a self-contained studio annexe with a vaulted ceiling, kitchenette, and bathroom with excellent potential for guest accommodation, a home office, or an income stream.

Gardens and Grounds

Set in approximately 2.6 acres of well-established and beautifully maintained gardens, the grounds feature mature trees, flower beds, lawned areas, a pergola and a patio ideal for relaxation and outdoor entertaining. There is also a full-sized tennis court which will please all those sports enthusiasts.

The mill race and stream run alongside the house and add to its charm.

A sweeping private drive leads to the house and there is ample off-road parking.

There are many countryside walks directly from the house, with a public footpath running on the far boundary of the gardens which takes you to the neighbouring market town of Shipston-on-Stour.

Honington

Fell Mill is situated close to the attractive and sought after village of Honington in south Warwickshire. It is set on the northern edge of the Cotswold Hills and has breathtaking views of the open countryside. Honington village, which is designated a conservation area, is approached over a fine 17th century stone bridge across the River Stour and includes a variety of mainly stone built period houses and cottages set behind a village green together with historic Honington Hall, set in attractive parkland and a lovely village church. The village is close to the River Stour and is approximately two miles from the thriving and pretty market town of Shipston-on Stour which offers a selection of independent shops including a well-regarded deli, a boutique hotel, cottage hospital, restaurants and cafes. Approximately 11 miles away to the north is the town of Stratford-upon-Avon providing more extensive shopping and leisure facilities, as well as being the home of the Royal Shakespeare Company and Theatre. The area is well served by excellent educational establishments including grammar schools in Stratford-upon-Avon and Alcester and private schools in Warwick, Stratford-upon-Avon and Bloxham. There are also good state schools in the local towns.

It is also well located for road, motorway and rail routes to Birmingham, Oxford, Banbury and London. Sporting and leisure activities in the area include a popular pool and gym, rugby club and sports club in Shipston-on-Stour and The Feldon Valley Golf Club at Brailes. Chipping Norton, Daylesford Organic and Soho Farmhouse are within 20 to 25 minutes away.

Auctioneer Note

he auctioneer has been informed that there is a public right of way/ footpath that runs along the westerly river boundary. Please review the legal pack for further information.

Auction Details

Sheldon Bosley Knight Land and Property Auction
Wednesday 3rd June 2026 at 6.00 pm

Auction Terms

The property will unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the Vendor's Solicitor and are contained within the Auction Legal Pack. This pack is available to download to registered bidders. The conditions may also be inspected in the Sale Room at the time of the sale but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

The sale of this property will take place on the stated date by way of a live, in-room auction and is being sold as Unconditional with a Fixed Fee. Some sellers may consider a pre-auction offer, and the Lot may be sold or withdrawn before the auction.

Binding contracts of sale will be exchanged at the point of sale.





Auction Deposit and Fees

The following deposits and non-refundable auctioneer's fee apply. These will need to be paid to the auctioneer on exchange of contracts:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Premium of £1,500 inc. VAT
- Search pack of £XXX inc. VAT

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. These additional costs will be payable to the seller's solicitor on Completion. You must read the Legal Pack carefully before bidding.

Guide Price & Reserve Price

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single-figure guide. (RICS Common Auction Conditions 4th Edition).

Plans

Plans shown are for identification purposes only.

Services

The auctioneer understands that mains water and electricity are connected to the property. The heating is run on oil and has private drainage (Septic Tank), though these services have not been tested. Buyers are advised to make their own enquiries.

Directions

What3words:///stunts.lakeside.familiar

Tenure and Possession

The property and land are freehold. Vacant possession will be given upon completion which is normally 20 working days after the auction. Please refer to the Legal Pack for further details.

Bidder Registration and Auction Legal Pack

If you would like to register to bid, please head to the following link:
passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/

You can opt to bid in person, online, by telephone or by proxy. You will also be able to download the Auction Legal Pack for the Lot you are interested in here:
auctioneertemplates.eigroup.co.uk/guides.asp?a=1236&c=sbk

The Auction Passport requires you to input the details of your solicitor. If you would like to use our own preferred solicitors, please let us know and I will arrange for a quote to be sent to you.

If this is the first time you have accessed Auction Passport, just press the green button on the left-hand side 'Click here to sign up for free' to create a new account.

Legal Documents & Additional Costs

It is essential bidders check the legal documents prior to bidding and take professional advice. Special Conditions of Sale can contain additional costs (that is costs over and above the price the lot is 'knocked down' at) and bidders are deemed to be aware of any additional costs prior to bidding.

Viewings

All viewings are by appointment only through the Auction Department.



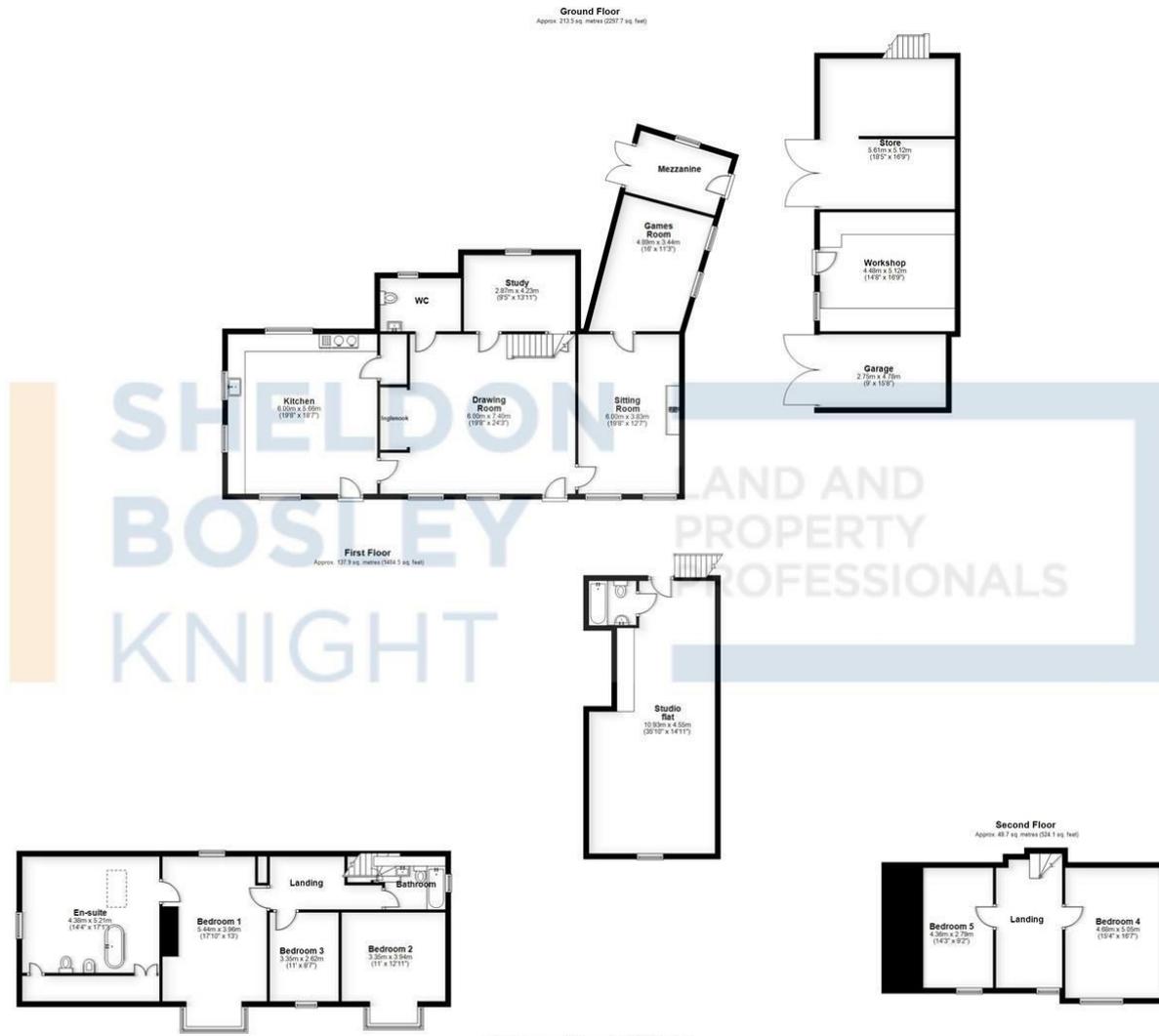






To view this beautiful home, please call
Sheldon Bosley Knight Auctions on 01789 867123

Floorplan



Total area: approx. 400.1 sq. metres (4306.3 sq. feet)
All efforts have been made to ensure the measurements are accurate on this floor plan, however there are for guidance purposes only.
 Plans produced using Planica.

