



GREENHILL FARM

BISHOPS ITCHINGTON CV47 2SS

GUIDE PRICE £400,000

Set on the brow of the desirable village of Bishops Itchington, this unique and charming two-bedroom barn conversion is part of an exclusive development. Boasting generous space and character throughout, this lovely home has much to offer its next owners.

GREENHILL FARM

- Barn Conversion • Charming Home • Well Presented • Stunning Countryside Views • Allocated Parking • En Suite To Main • Private Access • Open Plan Living • Idyllic Location • Close To Amenities & Road Links



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Ground Floor:

-Upon entering, you are welcomed into a bright and airy entrance hall that conveniently provides access to all other rooms within the home.

-At the heart of the home, you will find the open-plan kitchen, living, and dining area. This expansive space provides the perfect environment for both daily living and entertaining, with ample room for separate living and dining areas within the modern layout.

-The lounge and dining area seamlessly flow into the fully fitted kitchen at the rear of the home. Finished with a range of wall and base units, integrated electric oven and hob, under-counter space for white goods, and a breakfast bar, the kitchen also enjoys picturesque views over the surrounding countryside.

-Leading from the main living area through French doors, you will find the extended oak-beamed summer room, complete with a log burner and uninterrupted countryside views. This idyllic space is perfect for relaxing and enjoying the beautiful surroundings, while also providing convenient access to the rear garden.

-The main bedroom is a generous double room, complete with the luxury of an en-suite bathroom and a mezzanine study. This versatile space could equally serve as a dressing area, additional storage, or a cosy reading nook.

-Bedroom two is a further spacious double room, offering ample space for freestanding furniture.

-The shower room is finished to a high standard, in keeping with the rest of the home, and features a shower cubicle, hand basin, W/C, and heated towel rail.

-This wonderfully charming and unique home also benefits from a well-maintained rear garden, featuring a patio, and established borders, providing the perfect spot to relax during the summer months.

-The home also benefits from a private driveway, an attractive front garden, two allocated parking spaces, gas central heating, and double glazing throughout.

-Surrounded by the South Warwickshire countryside and with a wealth of amenities and excellent road links on its doorstep, this beautiful home offers rural community living at its finest.

Important Property Information:

Tenure: Freehold

EPC: E

Council Tax Band: B

Local Authority: Stratford On Avon District Council

Service Charge: £1200 per annum (covering sewage, green space, pest control and driveway maintenance)

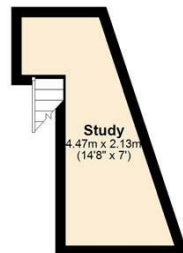


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First Floor
Approx. 7.2 sq. metres (77.3 sq. feet)



Total area: approx. 100.9 sq. metres (1085.9 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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