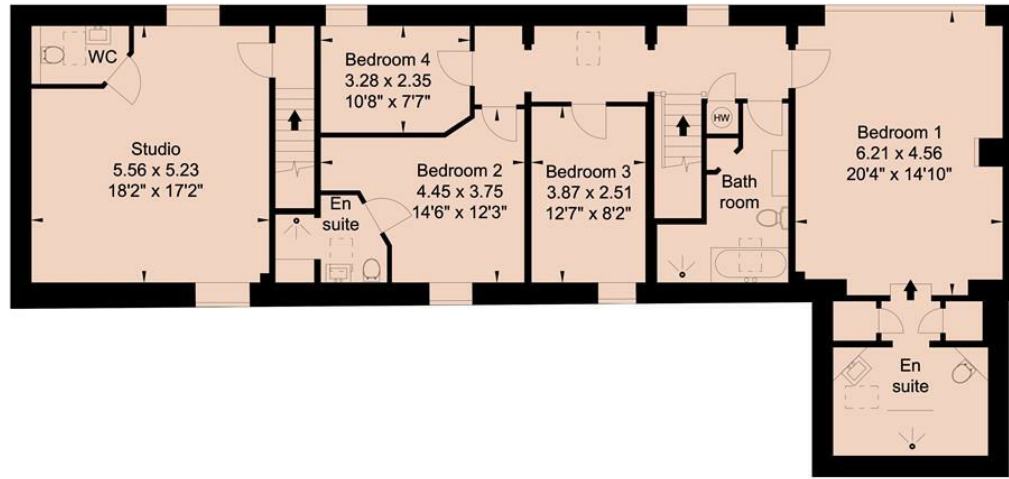


Peter Clarke

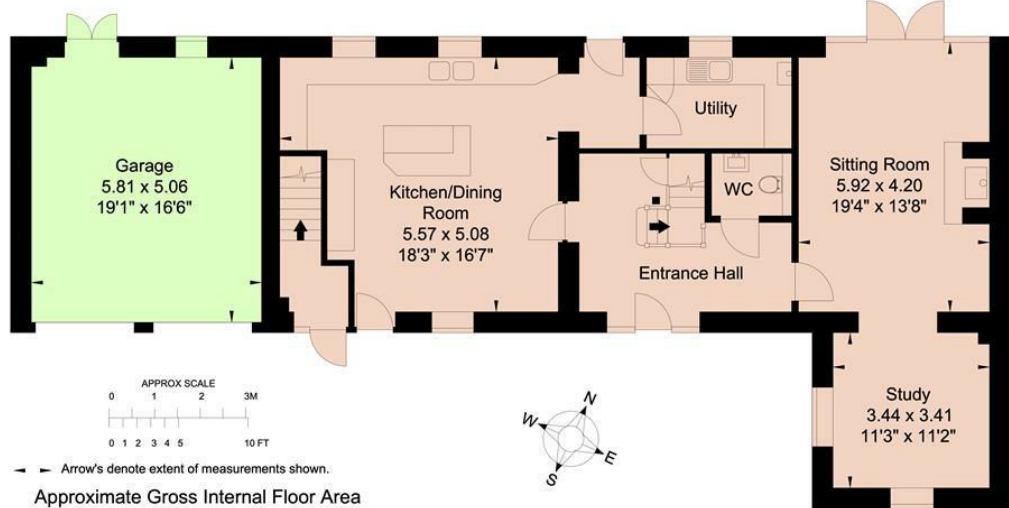


The Hayloft, Sheriffs Lench Barns, Sheriffs Lench, WR11 4SN

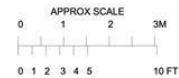




First Floor



Ground Floor

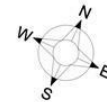


Arrow's denote extent of measurements shown.

Approximate Gross Internal Floor Area  
 House & Studio: 238 sq m (2,562 sq ft)  
 Garage: 29 sq m (317 sq ft)  
 Total: 267 sq m (2,879 sq ft)

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ma/15756

This plan is for guidance only and must not be relied upon as a statement of fact.



The Hayloft  
Sheriffs Lench



- Stylish spacious barn conversion
- Four bedrooms, two with enSuites
- Sitting room with wood burning stove
- Kitchen with integrated appliances
- Utility, cloakroom and family bathroom
- Character features
- Large garden with open countryside views
- Double Garage
- Seperate studio/home gym/home office
- No onward chain



£775,000

A beautiful barn conversion in a lovely rural setting with studio/annexe. Large entrance hall, kitchen/dining room, sitting room, study, utility and cloakroom all on the ground floor. On the first floor there are four bedrooms, family bathroom and ensuite. There is a double garage and useful studio with its own access above. Outside there is driveway parking and a large rear garden with open views to countryside beyond. No onward chain.

### SHERIFFS LENCH

is a hamlet that forms part of The Lenches, a desirable rural area situated mid way between Worcester (approx. 14 miles) and Stratford-upon-Avon (approx. 16 miles). The Lenches has an excellent pre-school and primary school, along with a sports and tennis club. The area is convenient for accessing the market town of Evesham (approx. 5 miles) which has extensive shopping facilities, schools, as well as a leisure centre, cinema and riverside walks. There is also a train station offering direct links to London Paddington.

### SHERIFFS LENCH BARN

The Hayloft is one of just four attractive barn conversions located in an exclusive development just outside the main village in a superb rural location. The property was converted in 2010 and provides generous accommodation with a wonderful array of character features including exposed wall and ceiling timbers, high ceilings, picture windows, stone floors and exposed mellow brickwork.

### ACCOMMODATION

#### HALLWAY

There are internal oak doors and a lovely contemporary oak staircase with glass panels.

#### SITTING ROOM

The sitting room has oak floors and French doors

opening to the paved terrace and a brick fireplace with inset multi fuel stove.

#### KITCHEN/DINER

The kitchen is fitted with oak fronted wall and base units under granite worksurfaces with a central island and a comprehensive range of appliances including a large Smeg range cooker with a 6-ring gas (LPG) hob and grill, Bosch microwave, fridge, freezer and wine rack.

#### UTILITY

With sink and space for washing machine.

#### CLOAKROOM

With w/c and hand basin

#### MAIN BEDROOM

The principal bedroom has impressive ceiling heights and full-length picture windows with superb rural views over the large garden and an ensuite with walk in shower, w/c and hand basin.

#### BEDROOM

Double bedroom with ensuite bathroom

#### BEDROOM

Double bedroom with views to the front

#### BEDROOM

Lovely bedroom with rural views over countryside.













## OUTSIDE

Attached to the main house and accessed via its own front door is the Double Garage/Studio with a staircase rising to the first floor – a large room with impressive ceiling height and a cloakroom, currently used as a home gym but could be a guest suite/home office. There is gravelled parking for three cars in front of the double garage with automated 'up and over' doors and to the side of the property. The front garden is laid to lawn with mature plants and shrubs. The rear garden is substantial and is enclosed by post and rail fencing with a well maintained lawn and rural outlook.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity and water are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG gas central heating. Private drainage system shared by the four properties.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band G.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the joint selling agent Peter Clarke 01386 770044 or Hayman Joyce Broadway 01386 858510

## DIRECTIONS

Upon entering the hamlet look out for the '30' speed limit sign with road narrowing, the unmarked lane is nearly opposite. Proceed up this lane and the four barns will be found at the end. As you enter the courtyard The Hayloft is on the left hand side. N.B. Sat Nav will take you to the incorrect address. We suggest you use [whatthreeords: corporate.combining.tutored](https://www.whatthreeords.com/corporate.combining.tutored)





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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Peter Clarke

