



3 Bed Barn Conversion | Clopton, Stratford upon Avon | £895,000

Description

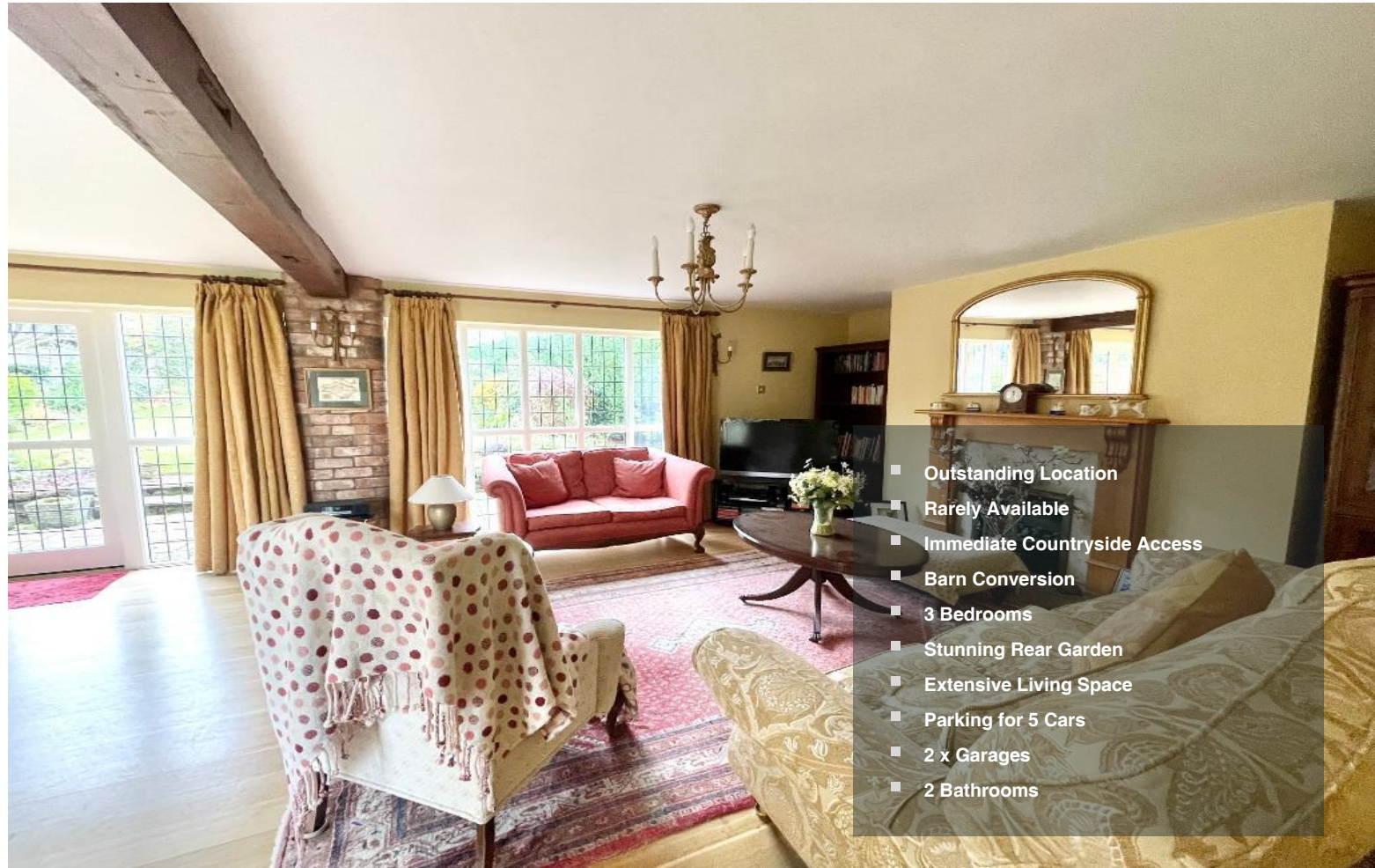
At the gateway to the Welcombe Hills Country Park, this exceptional 3-bedroom barn conversion is among just four houses in this incredible location, offering a rare and highly sought-after opportunity. Enjoying the tranquility of semi-rural surroundings, this home presents a peaceful retreat merely a pleasant mile's walk from the historic town centre of Stratford upon Avon.

Enter through the welcoming entrance lobby that leads to the spacious lounge - an inviting space with beautiful garden views, a feature fireplace, and seamless access to the charming rear garden through French doors, creating an ideal setting for indoor-outdoor living and entertaining.

Adjacent, a versatile study overlooks the enchanting garden, providing an optional fourth bedroom, while the airy dining room creates an inviting space for family meals or social gatherings.

The large kitchen/breakfast room boasts ample storage, a central island, and all the amenities for culinary adventures. The neighbouring utility room offers added storage and laundry facilities, complementing the functionality of this delightful space. Additionally, a downstairs loo ensures added convenience.

Ascend to the upper level to discover three bedrooms, each offering a unique perspective of the surrounding beauty. Two spacious doubles, one with its own en-suite and a cozy single bedroom provide comfort and flexibility for the household. A family shower room completes the first floor.



- Outstanding Location
- Rarely Available
- Immediate Countryside Access
- Barn Conversion
- 3 Bedrooms
- Stunning Rear Garden
- Extensive Living Space
- Parking for 5 Cars
- 2 x Garages
- 2 Bathrooms

Outside, the rear garden is a haven with mature plantings, lush lawns, and tranquil patio areas - an idyllic retreat for relaxation and outdoor enjoyment. The gate leading to the Monarch's Way footpath invites exploration of the Welcombe Hills and the picturesque countryside beyond.

At the front, generous parking for up to 5 vehicles alongside two single garages completes this exceptional offering in this exclusive enclave.

This property not only offers a refined and comfortable living space but also the privilege of residing in a highly sought-after community within Stratford upon Avon. A mere mile's pleasant walk from the town centre, it's an exceptional opportunity to embrace the beauty of nature while relishing the exclusivity and convenience of this remarkable location.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band G with Stratford on Avon District Council.

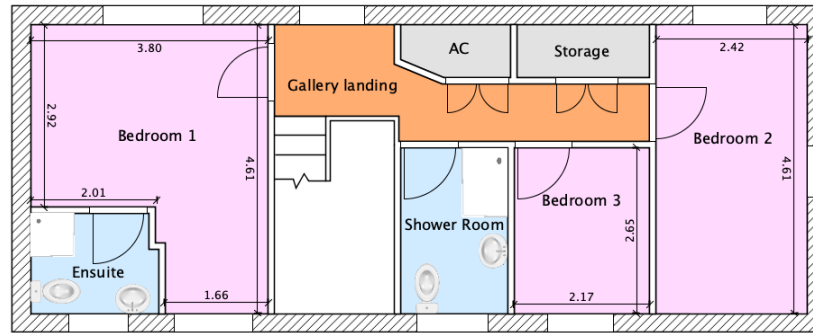
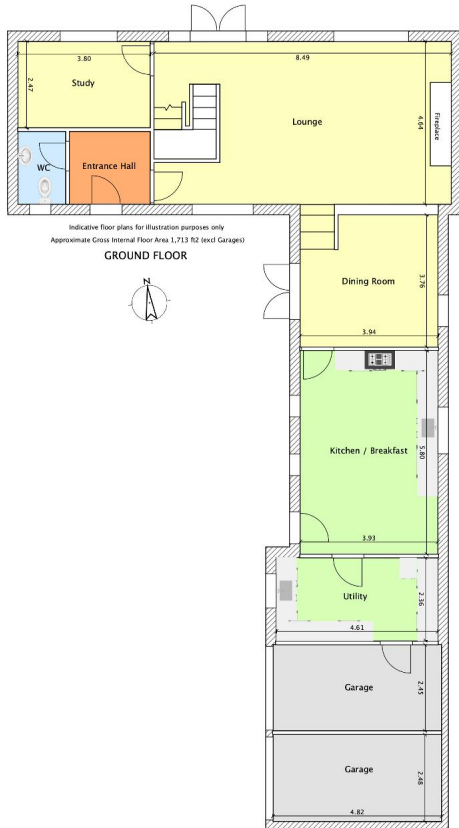
Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.









Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



CONTACT US

 01789417936

 01789417936

 hello@kennedys-stratford.co.uk

 www.kennedys-stratford.co.uk

 /kennedysstateagentstratford

