



Description

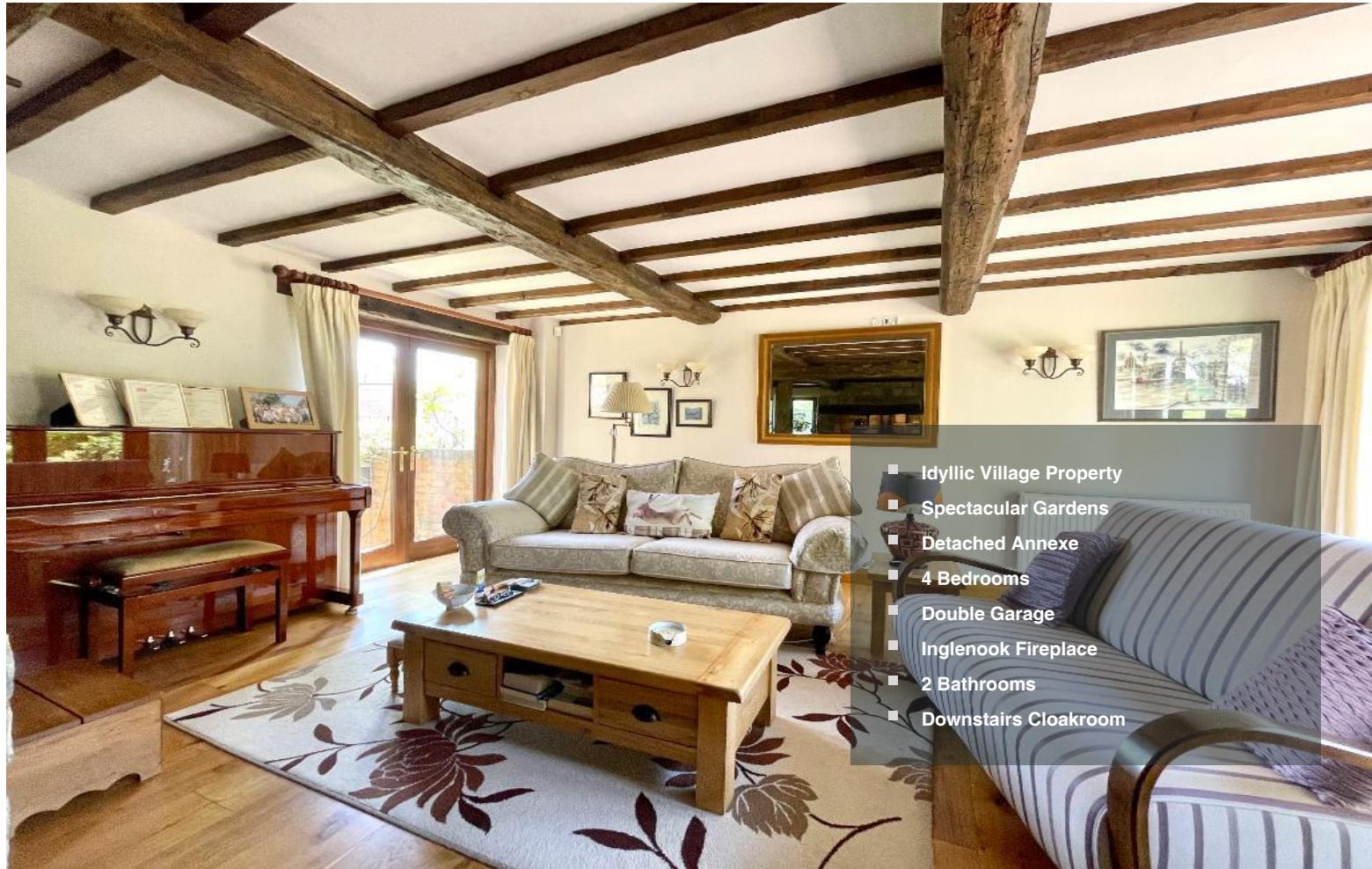
Nestled amidst the picturesque landscapes of Temple Grafton, a quaint village steeped in history and surrounded by the natural beauty of the Warwickshire countryside, this exquisite semi-detached barn conversion is the epitome of rural elegance. Immaculately presented and meticulously maintained, this property exudes character and charm at every turn.

Temple Grafton itself is a beautiful village with a rich tapestry of history woven into its very fabric. Situated just a stone's throw away from the historic town of Stratford-upon-Avon, famed for its connections to William Shakespeare, Temple Grafton offers residents the perfect blend of rural tranquility and convenient access to amenities and cultural attractions.

The village is home to a close-knit community and boasts a range of amenities, including a highly regarded primary school, village hall, local pub, and picturesque church, creating a warm and welcoming atmosphere for residents to enjoy. Its semi-rural location provides the perfect backdrop for those seeking a peaceful retreat from the hustle and bustle of modern life, while still being within easy reach of nearby towns and cities.

As you step through the entrance of this stunning barn conversion, you're greeted by a magnificent reception hall, where stone steps lead you into a spacious lounge adorned with an inviting inglenook fireplace and French doors that seamlessly merge indoor and outdoor living.

The heart of the home lies within the



- Idyllic Village Property
- Spectacular Gardens
- Detached Annexe
- 4 Bedrooms
- Double Garage
- Inglenook Fireplace
- 2 Bathrooms
- Downstairs Cloakroom

Key Kennedys

kitchen/diner/summer room, a versatile space that exudes warmth and functionality. High-quality integrated appliances, ample cupboard storage, and a quaint butler's sink make this area a culinary haven, while the adjoining summer room offers panoramic views of the enchanting gardens, creating the perfect setting for dining and relaxation.

Upstairs, you'll discover four beautifully appointed bedrooms, three of which are generously sized doubles, one boasting its own en-suite for added luxury. The fourth bedroom, a cozy single, presents itself as an ideal space for a home office or study, catering to the diverse needs of modern living.

Adding to the allure of this remarkable property is a detached self-contained annexe, complete with a kitchenette and shower room, providing versatile accommodation options for guests, a dependent relative, or as a private workspace.

Outside, the enchanting wraparound gardens envelop the home in a blanket of natural beauty, offering a haven of tranquility and privacy. Mature trees, vibrant foliage, and meticulously manicured lawns create an idyllic backdrop for outdoor entertaining and leisure. Enjoy the serenity of secluded patio areas, cultivate your green thumb in the raised vegetable beds, or retreat to the summer house for moments of peaceful reflection.

Convenience is seamlessly woven into the fabric of this property, with a double garage providing parking space for two cars and with a mezzanine roof space, perfect for additional storage, a hobby room, or a home office. A shared driveway at the



front, shared with the attached neighbor, ensures ample parking space for both residents and visitors.

Steeped in history and nestled within a curtilage listed setting, this semi-detached barn conversion offers a rare opportunity to embrace the timeless allure of rural living without compromising on modern comforts. Contact us today to arrange a viewing of this exceptional property in the heart of Temple Grafton.

Additional Information

We are advised by the vendor that the property is freehold and is curtilage listed. We are also advised that the property benefits from mains electricity, water and sewerage. Heating is by oil-fired central heating. All information should be checked by your solicitor prior to exchange of contracts.

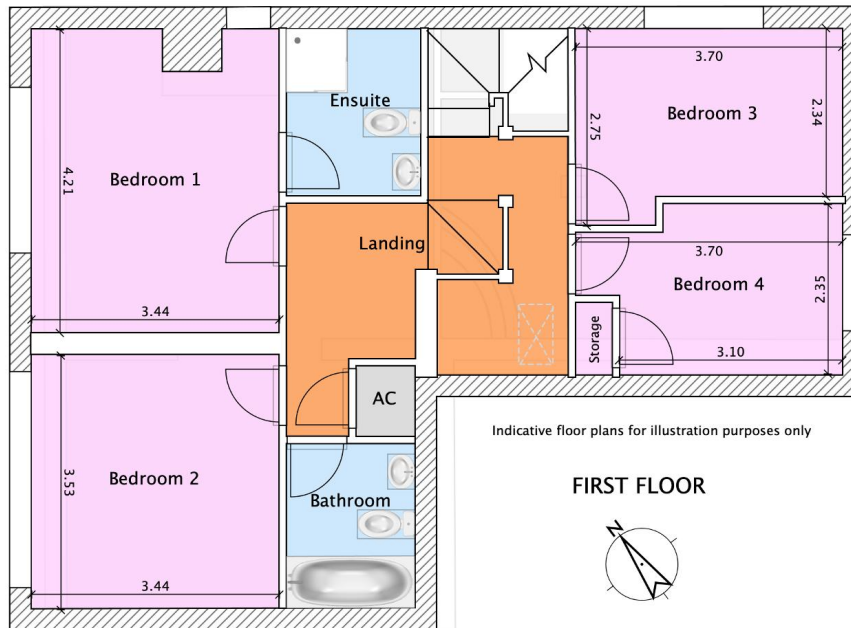
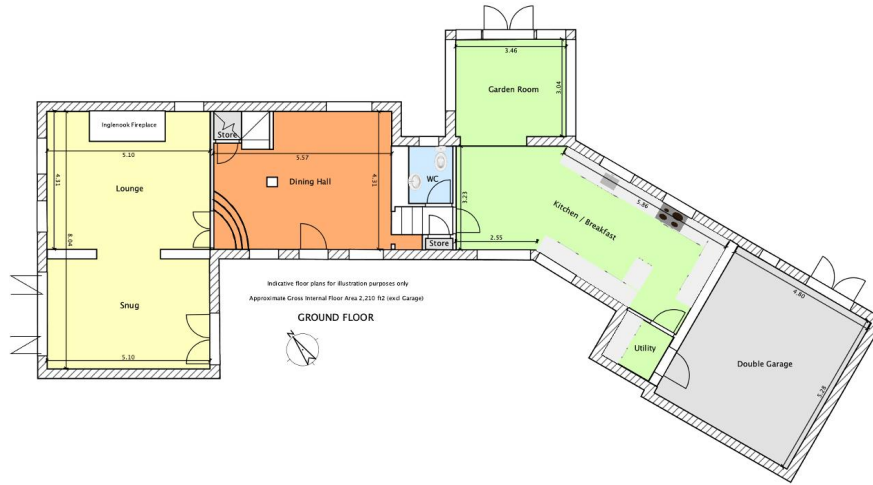
Council Tax Band G with Stratford on Avon District Council.

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		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Indicative floor plans for illustration purposes only

