

Hockley Road, CV35

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Welcome to The Stables, a charming three-bedroom barn conversion filled with character and period features. Featuring, three bathrooms and a triple garage with additional living space above.

- Character features throughout including original beams, vaulted ceilings and exposed brickwork
- South-facing garden – ideal for entertaining or relaxing outdoors
- Stunning kitchen/diner with granite worktops, central island, and original stable doors
- Triple garage with electric doors and polished porcelain flooring
- Close to Warwick Parkway & Hatton Station for direct trains to London and Birmingham
- Self-contained studio above garage, perfect for guests, work-from-home or creative use



Set in the scenic Warwickshire countryside within an exclusive courtyard of just four homes, The Stables is a Grade II listed barn conversion thought to date back to the 1640s. Once part of Shrewley House, it originally served as a bakery and stables. Today, it beautifully combines historic character with contemporary style. Shrewley is renowned for its open fields, charming pubs, and welcoming village atmosphere, with Warwick just six miles away and Stratford-upon-Avon only eight miles its location offers both convenience and culture within easy reach.

Ground Floor

From the moment you step inside, striking feature arch windows flood the space with natural light, offering glimpses of the beautiful open-plan interiors beyond. At the heart of the home, the kitchen and dining area are a masterclass in rustic elegance. Original stable doors, ceiling beams, and exposed brickwork sit harmoniously alongside a cream country-style kitchen topped with sleek black granite countertops. A central island ►



- makes for the perfect casual breakfast spot, while a barn door opens onto the garden, seamlessly inviting the outdoors in on warmer days. The dining space, illuminated by French country-style lighting, is made for gatherings both grand and intimate—whether for lively family dinners or a quick drink before heading out for a countryside stroll. Around the corner, a practical utility area with granite surfaces and ample storage provides a fresh and functional addition to the home, alongside a convenient guest toilet. The cosy sitting room, centered around a charming log burner, offers the perfect retreat for winter evenings, while the sunroom with bi-fold doors is a light-filled sanctuary, ideal for morning coffee, reading, or working from home.

First Floor

Upstairs, The Stables is cleverly divided into two wings, offering privacy and tranquillity. The primary suite boasts exposed beams, a galleried aspect over the sitting room, and Velux windows framing countryside views. A private ensuite shower room completes this serene retreat.

Two further double bedrooms, both en-suites, feature vaulted ceilings, exposed brickwork, and original beams. Each ensuite bathroom is a haven of relaxation, complete with Jacuzzi baths and invigorating showers creating spa-like sanctuaries within the home.

Outside Spaces

Outside, the south-facing rear garden is designed for low-maintenance enjoyment, inviting leisurely afternoons lounging in the sun or summer barbecues with friends and family. The shared courtyard at the front provides private parking, adding to the home's practicality.

For those in need of extra space, the triple garage is an incredible asset. Featuring polished porcelain floors, electric doors, and an expansive, versatile layout, it offers endless potential as a home office, music studio, or games room. Above, a fully equipped studio awaits, complete with bespoke oak storage, a separate shower room, and a kitchenette, making it ideal for extended living, creative pursuits, or guest accommodation.

The Area

Shrewley is a charming and popular village in the South of Warwickshire, located just a few miles northwest of the historic town of Warwick. It lies approximately two miles from the larger village of Claverdon. Shrewley boasts a vibrant community with a village hall, an annual village show, and a local pub and restaurant—The Durham Ox. Nearby amenities include Hatton Country World, Wroxall Abbey, and a selection of pubs and restaurants in surrounding villages, such as The Case is Altered at Five Ways and The Hatton Arms.

Connectivity

Shrewley is ideally situated for easy access to Warwick, Leamington, Coventry, Stratford-upon-Avon, Henley-in-Arden, and Solihull. The N.E.C and Birmingham International Airport are both within a 30-minute drive. For commuters, direct trains to Birmingham city centre and London Marylebone run from Warwick Parkway and Hatton station, both just a short drive away.



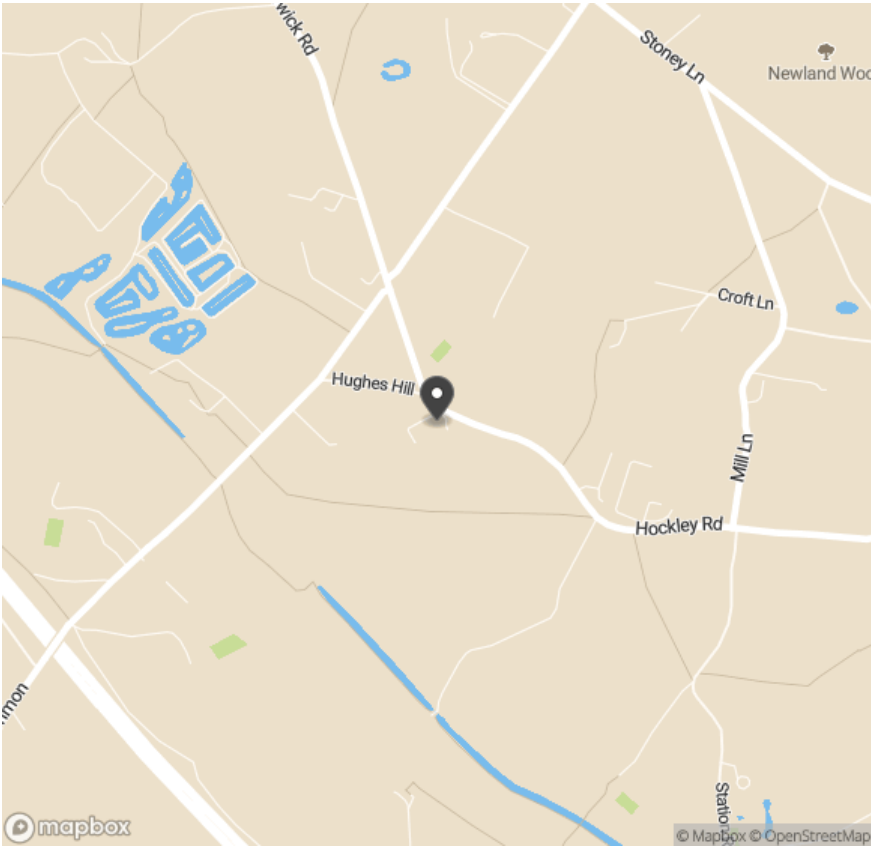
LOCATION



ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: 59

Potential: 77

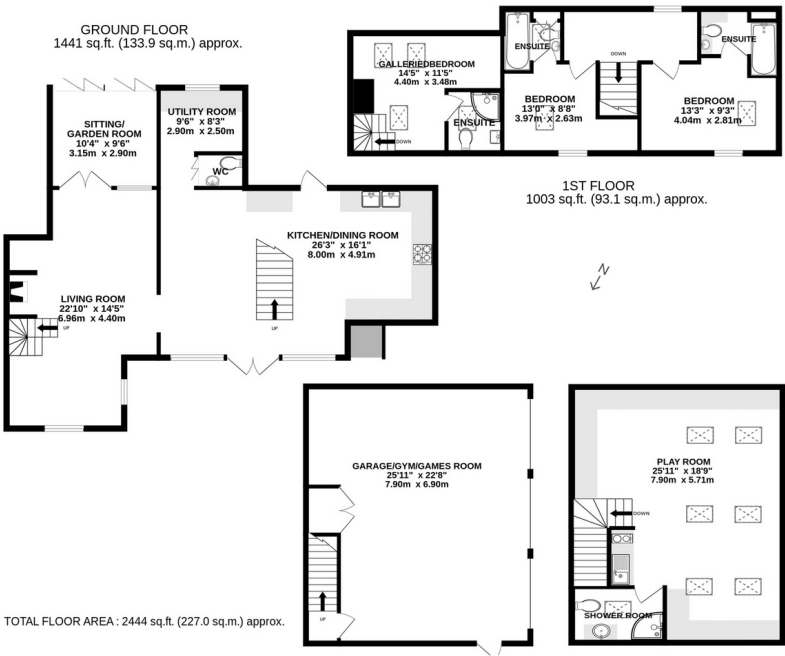


FLOOR PLAN

1441 sq ft (133 sq m)

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