



## The Gallery

Outhill

theAgents  
property consultants

**A rare opportunity to purchase this stunning barn conversion, with original characteristics interwoven with modern features. Set on a luxury gated development of just six properties with countryside views.**

**THE GALLERY  
OUTHILL  
WARWICKSHIRE**

## Summary

The name for the Gallery is derived from the stunning oak and glass galleried landing; exceptionally fitting. Dating back to the 19th Century, the property has since been converted to provide a stunning three bedroom modern open plan family home, whilst exposing all of the original features including the historic graffiti. The property benefits from a Local Authority Building Certificate and a Professional Consultants Certificate.

## Ground Floor

Upon entering you are greeted by the contemporary open plan kitchen living room. A welcoming space for family and friends to come together. The kitchen is fitted with a range of appliances including a fridge/freezer, dishwasher, oven, combination oven and an induction hob. There is plenty of seating space to enjoy, whether that be around the log burner, perfect for cosy winter nights or dining around the kitchen table. Leading off from the kitchen is a secondary reception room. The current owners use this as a snug/office, however it previously served as a primary bedroom. There is plenty of built in storage. Additionally the property benefits from a spacious ensuite bathroom. The ground floor is completed with a downstairs cloakroom with a sink, generous built in storage cupboard, as well as a utility/boot room with access to the rear garden.

## First Floor

The galleried landing is a particular feature of this property. Leading up the staircase and onto the landing, you will find a spacious area which is currently used as a home office. There are two double bedrooms with an abundance of character such as exposed beams and brickwork. The current owners have installed fitted storage which is exceptionally handy for everyday living. There is also a contemporary family bathroom.

## Outside

The property shares a gated entrance with a long driveway that winds its way up to this luxurious development of just six properties. The views of the Warwickshire countryside are stunning and can be enjoyed from the gardens. There is direct access to countryside walks and parking for multiple cars.

## Location

Located on the outskirts of Henley in Arden, lies the hamlet of Outhill. All local amenities such as groceries stores, boutique clothing shops, doctors, dentists, schools, leisure facilities and a wide range of pubs and bistros is available in Henley in Arden with Waitrose Alcester just 4 miles away. Nearby is the world famous Shakespearean town of Stratford-upon-Avon, ideal for all day-to-day amenities and facilities, the town also boasts the Royal Shakespeare Theatre. There are more extensive shopping and facilities in the nearby Birmingham and Leamington Spa. The area has an excellent range of state, independent and grammar schools in the close vicinity which include, The Croft Prep, Warwick Prep School, Stratford Prep, Bromsgrove School, Warwick Boys School, Kings High Girls Warwick, Stratford Grammar School for Girls and King Edward School for Boys.

## Services to the Property

Mains Water, LPG and Klargest drainage are connected to the property. The Gallery also has a secondary heating source via a Mitsubishi air source pump.

## Local Authority & EPC Rating

Stratford Upon Avon District Council / Band D

## Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

## Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



























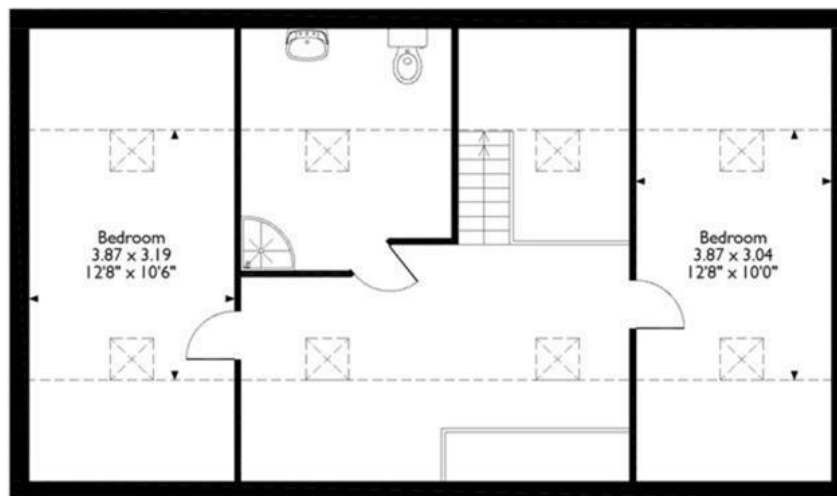




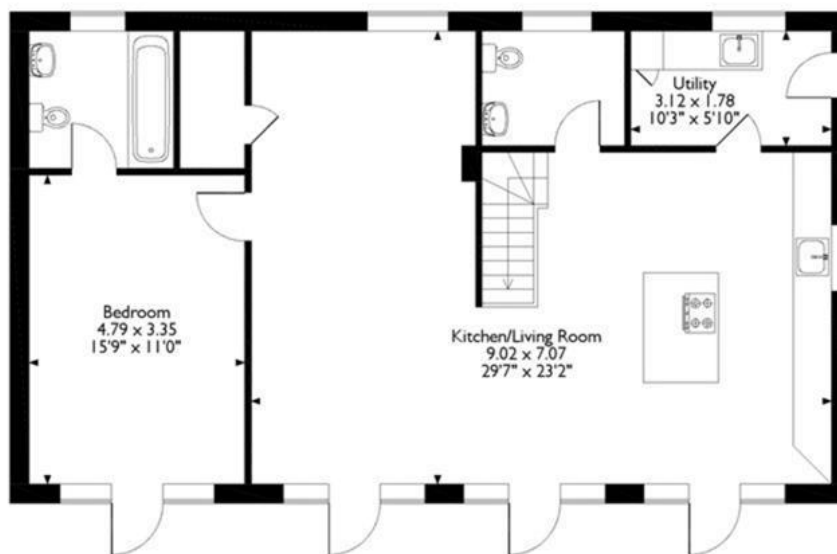




Outhill House Barns, The Gallery, Henley Road, Studley, Warwickshire  
Approximate Gross Internal Area  
133 Sq M/1424 Sq Ft



**First Floor**



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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#### Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.