



Staple Hill Barns, Wellesbourne, CV35 9LH

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 24th AUGUST *** A rare opportunity to reside in a beautiful barn conversion which is part of an exclusive development of just 6 homes, set in the beautiful Warwickshire countryside. Wellesbourne is the nearest town but both Leamington Spa and Stratford upon Avon are accessible within 20 mins. This spacious property has been finished to a particularly high specification incorporating various smart systems. The accommodation briefly comprises: Reception hall with gallery landing, the spacious family Kitchen incorporates quartz worktops and integrated Neff appliances, Cloakroom and Utility room. The Living Room has a wood burning stove. Bedroom one has an en-suite shower room, there are two further Bedrooms and a Family Bathroom. The property includes a fore garden overlooking the communal courtyard and a private rear garden. There is a carport for two cars and two further allocated spaces. EPC Rating C. Council Tax Band F.





Key Features

- AVAILABLE 24th AUGUST
- Near to Wellesbourne
- 3 Bedrooms
- Barn Conversion
- Unfurnished
- Rear Garden
- Car port & further parking
- Council Tax Band F
- Energy Rating C
- Pets considered



Approximate Gross Internal Area = 175.2 sq m / 1886 sq ft
(Including Eaves Storage / Excluding Void / Carport)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID752833)

£2,925 PCM