



Staple Hill Barns, Warwick, CV35 9LH

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE FROM 19TH AUGUST***

A beautiful and spacious barn conversion just outside of Wellesbourne. Situated in an exclusive development of just 6 individually designed barns and surrounded by countryside. This extremely spacious property was completed in 2020 to a particularly high specification incorporating various smart systems. The accommodation briefly comprises: Entrance Hallway, Cloakroom, Large open plan Dining Kitchen with integrated Neff appliances, spacious Living Room with wood burning stove, Galleried Staircase leading to Bedroom one having en-suite Shower room and Dressing room off, two further Bedrooms and Family Bathroom. The property includes a fore garden overlooking the communal courtyard, a private rear garden, and car port with power point. EPC Rating B. Council Tax Band F. One small pet considered





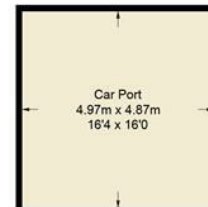


First Floor



Ground Floor

= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

Key Features

- AVAILABLE 20th MARCH
- Near Wellesbourne
- Three Bedrooms
- Barn Conversion
- Unfurnished
- Front & Rear Gardens
- Car port
- Council Tax Band F
- Energy rating B
- Pets considered

Approximate Gross Internal Area = 188.4 sq m / 2028 sq ft
(Including Eaves Storage / Excluding Void)

Illustration for identification purposes only, measurements are approximate, not to scale.
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**£2,600 Per
Calendar Month**