



Townsend Paddocks, Radway, CV35 0UN

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

This beautifully presented four-bedroom end-terraced barn conversion is located in a small courtyard of five dwellings in the charming village of Radway.

Built from local Hornton stone, the property features a lovely rear garden, a shared gravel courtyard garden at the front, a single garage, and two allocated parking spaces. This attractive home is a must-see, especially for those looking to move straight in.

Arranged over three floors, the accommodation spans 1,558 square feet and is both characterful and well-presented. Upon entering, you are greeted by a welcoming light-filled hallway, which leads to a guest cloakroom, a bright and spacious kitchen/dining room with a large gable-end window overlooking the garden, and a separate living room featuring a fireplace and a door that opens to the garden.

On the first floor, you will find two double bedrooms and two shower rooms. The second floor also accommodates two additional bedrooms and a further bathroom.

The private rear garden is thoughtfully landscaped, featuring a patio that rises to a tiered lawn with flower borders. Additionally, there is a single garage and two allocated parking spaces.







## Key Features

- A beautiful barn conversion
- Arranged over three Floors
- Four Bedrooms all with fitted wardrobes
- Two En-Suite Shower Rooms and a Bathroom
- Kitchen/Dining Room with double doors on to the patio
- Separate Living Rooms with doors leading to the rear garden
- Guest Cloakroom
- Single Garage en-bloc and two parking spaces
- Pretty Garden to the rear and gravel courtyard to the front
- EPC Rating - Band D

**Offers In The Region  
Of  
£550,000**



### **Radway**

Radway is situated between Kineton and Banbury in the Vale of the Red Horse. The Civil War Battle of Edge Hill was fought on the land around the village. Radway sits about 5 miles to the south of Junction 12 of the M40 Motorway providing access to London and the south-east or Birmingham to the north-west. The mainline railway to London Marylebone takes 50 minutes from Banbury railway station.

Daily shopping and primary and secondary education are available in Kineton with further amenities in the larger towns of Banbury, Warwick, Stratford-upon-Avon and Leamington Spa.

### **Services**

Mains water, drainage, and electricity are connected to the property. No tests have been undertaken to the service installations. Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase. Oil Central Heating is installed at the property.

### **Council Tax**

We understand that the property has been placed in band F with Stratford District Council

### **Tenure**

We understand that the property is for sale Freehold.

### **Management Fee**

There is a management fee of £25 per month which covers the maintenance of the communal areas

### **Fixtures and Fittings**

All items mentioned in these particulars are included in the sale price, all others are expressly excluded.

### **Viewings**

Viewings strictly by appointment with the Agents.









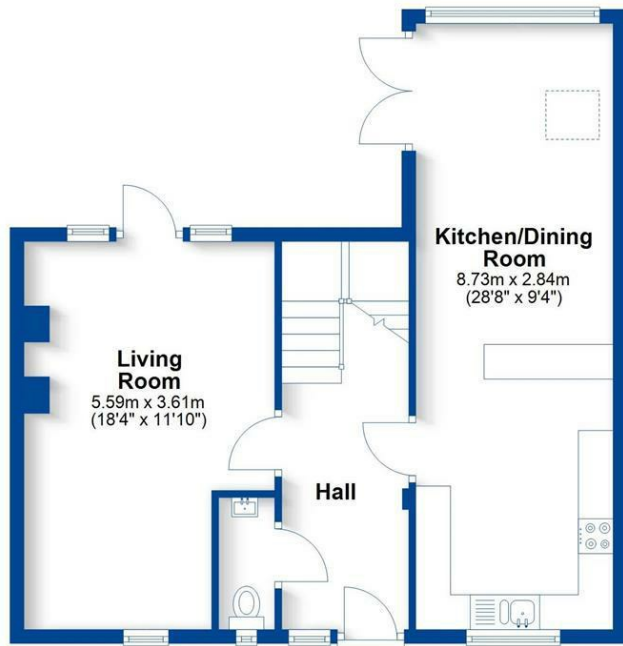




# Floorplan

## Ground Floor

Approx. 56.3 sq. metres (606.3 sq. feet)

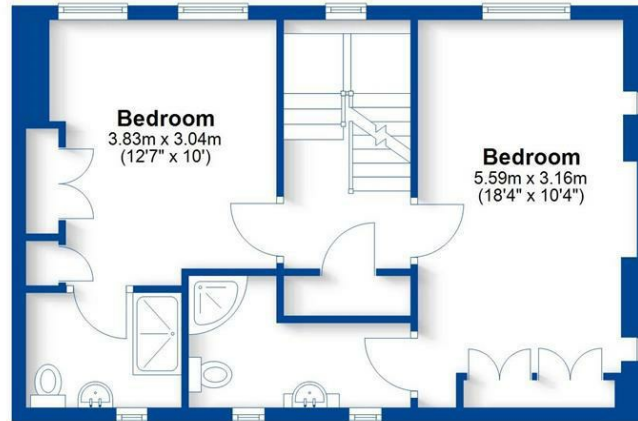


Total area: approx. 144.8 sq. metres (1558.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

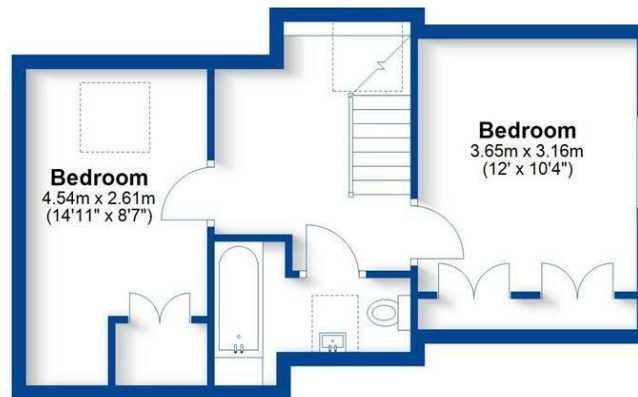
## First Floor

Approx. 49.2 sq. metres (529.5 sq. feet)



## Second Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority  
Stratford District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

## To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

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HOMES

BLOCK  
MANAGEMENT

RURAL



### DISCLAIMER

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