



Staple Hill Barns, Warwick, CV35 9LH

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

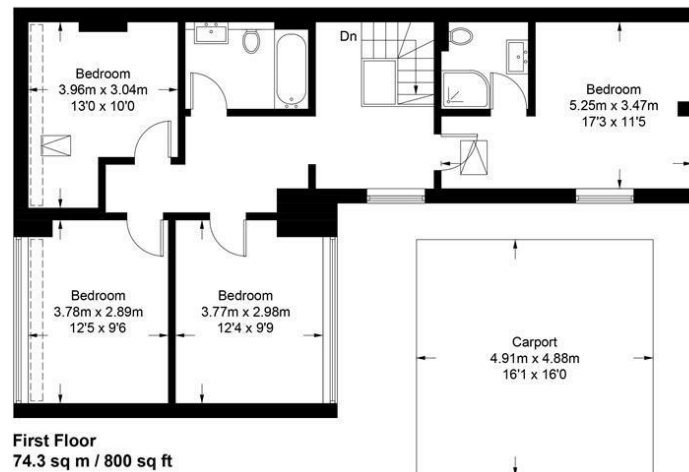
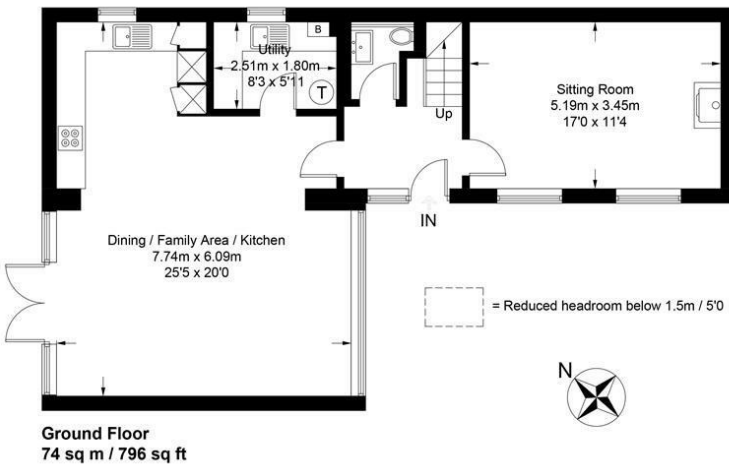
\*\*\*AVAILABLE 15th DECEMBER\*\*\* A beautiful and spacious barn conversion, located just outside Wellesbourne. This property is situated in an exclusive development of 6 individually designed barns surrounded by countryside. The development was completed in 2020 to a particularly high specification incorporating various smart systems. The accommodation briefly comprises: Entrance Hallway, Cloakroom, Utility room, Large open plan family /dining room, The kitchen incorporates quartz worktops, integrated Neff appliances, spacious Living Room with modern wood burning stove. Bedroom one has an en-suite Shower room, there are three further double Bedrooms and a Family Bathroom. The property offers a patio fore garden overlooking the communal courtyard and a private rear garden. Carport for two cars. EPC Rating B. Council Tax Band F





# Key Features

- \*\*\* AVAILABLE 15th DECEMBER \*\*\*
- Edge of Wellesbourne - rural
- 4 double Bedrooms
- Modern Barn Conversion
- Unfurnished
- Large wrap around Garden
- Car port for 2 cars
- Council Tax band F
- Energy Rating band B
- High Specification



Approximate Gross Internal Area = 148.3 sq m / 1596 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID752830)

**£2,600 PCM**