



VAUGHANREYNOLDS
ESTATE AGENTS

Church Barn
Dorsington, Stratford-Upon-Avon, CV37 8AX



Property Description

Church Barn was formerly an agricultural building serving The Moat House, and became a separate residential dwelling in 2021 following an extensive programme of conversion and refurbishment. The property is vacant and ready to move into.

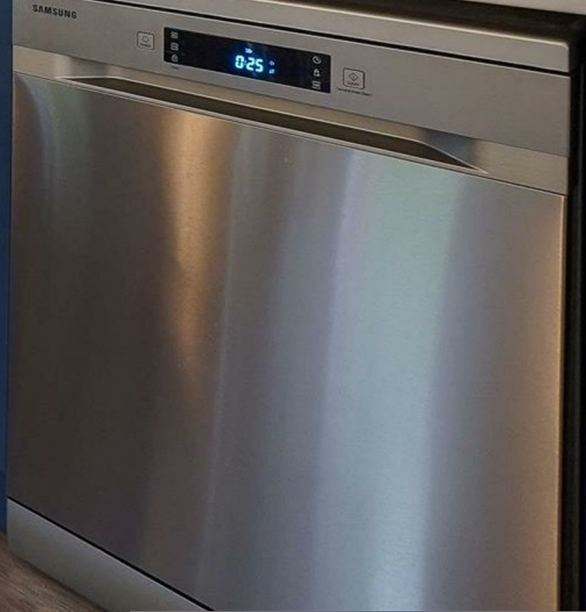
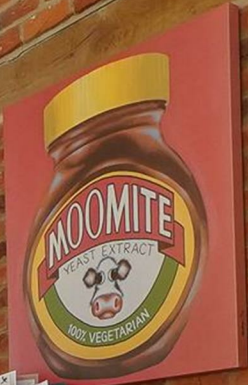
The flexible and well-laid out accommodation extends to 2,726 sq ft and is laid out over two floors. You enter the property via a welcoming entrance hall with guest cloakroom. Accessed from the hall is a spacious utility with door to the outside. There is a bedroom on the ground floor situated next to a bathroom which could also be used as a home office or games room.

The kitchen/sitting/dining room is at the heart of the house and is a dramatic space with vaulted ceiling and large window openings allowing light to flood in. The bespoke fitted kitchen is fitted with a Rangemaster range cooker and an excellent range of cabinets painted in Farrow and Ball 'Stiffkey' beneath quartz worktops. There is a substantial island unit with breakfast bar. Adjacent to the kitchen/sitting/dining room is a lovely room which could be used either as a formal dining area or study.

Bedrooms 2 and 3 are accessed from the kitchen/sitting/dining room and share a shower room. Bedroom 2 has independent access from the outside. The generous principal bedroom suite is located on the first floor. This is a wonderfully light room with access to an en suite bathroom with free standing bath and separate wet room shower. Situated above the study is Bedroom 4 with en suite bathroom.

Great thought and attention has been given to the conversion of the property. The doors, some of which are bespoke, staircases and skirting boards are oak. The bathrooms have Duravit and Hansgrohe fittings and porcelain tiled floors. The living areas have Karndean flooring and the bedrooms are carpeted.







Outside there is a garage/bike store and two garden stores which are accessed from the inner courtyard to the east of the property. The principal garden lies to the west and is mainly laid to lawn with flower beds. There is ample gravelled parking for several cars.

Agent's Notes

1. Church Barn is curtilage listed.
2. The access into the property across the moat is shared by Moat Barn, The Moat House, Church Barn and Green Barn.
3. Church Barn has right of access to their bike shed/garage and storage sheds in the inner courtyard owned by Moat Barn.
4. Church Barn owns the parking space outside the bike shed/garage.
5. There is a management contract with Moat Barn which is subject to an annual charge.
6. Waste water from Church Barn feeds into the waste water system for Moat Barn, the cost of which is included in the annual management charge.

Location

Dorsington is a particularly well kept and charming village surrounded by rolling hills and close to the Cotswolds, an Area of Outstanding Natural Beauty which at 787 square miles, is the largest designated in England and Wales. The village is widely known for its arboretum and woodland walks which can be enjoyed by local residents. Dorsington is an ancient village dating back to at least the Saxon period. The earliest written record is from the Domesday Survey of 1089. The village is situated between the sought after villages of Welford-on-Avon and Barton. Nearby Bidford-on-Avon provides facilities to satisfy daily shopping requirements.



2



5



4



0.64 acre(s)

GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, electricity and drainage are connected. Heating fuelled by an air source heat pump and gas (propane). There is underfloor heating to the kitchen/sitting/dining room and formal dining area/study fuelled by the air source heat pump. Superfast Broadband available. Telephone line subject to BT transfer regulations.

Local Authority: Stratford-upon-Avon, Council Tax Band G

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

Approximate Area = 253.3 sq m / 2726 sq ft
Stores = 17.5 sq m / 188 sq ft
Garage = 7.3 sq m / 78 sq ft
Total = 278.1 sq m / 2992 sq ft
Including Limited Use Area (12.1 sq m / 130 sq ft)
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 290291

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk