



Dorsington Road, Pebworth, Stratford Upon Avon, CV37 8UL

Offers over £650,000

**KING**
HOMES

VIDEO TOUR AVAILABLE Nestled in the heart of Pebworth village, this Grade II listed barn conversion which is part of a group of 4 barns presents a unique opportunity to create a charming and character-filled living space. Surrounded by the tranquil beauty of the countryside, this property offers a peaceful retreat having a light and airy entrance hallway leading to the open plan dining area, a separate lounge with a log burner, a modern kitchen breakfast area having a separate utility room and downstairs cloakroom, four good size bedrooms one being located on the ground floor, two en-suites and a family bathroom. Outside there is matured private gardens which are to the front rear and side with the main outdoor area being south/west facing also benefitting from a garage and large driveway.



Hall

Dining Room 12'5" x 15'8" (3.80 x 4.80)

Hallway

Living Room 15'9" x 12'7" (4.82 x 3.86)

Kitchen 21'7" x 12'0" (6.58 x 3.67)

Utility 5'4" x 7'2" (1.65 x 2.20)

Bedroom 1 15'5" x 10'5" (4.72 x 3.20)

Dressing Room

En-Suite

First Floor Landing

Bedroom 2 10'5" x 12'0" (3.19 x 3.67)

En-Suite

Bedroom 3 11'2" x 12'9" (3.42 x 3.90)

Bedroom 4 8'6" (max) x 12'6" (2.60 (max) x 3.83)

Bathroom

Pebworth

Honeybourne train Station is approx 2 miles (trains to London Paddington) Stratford upon Avon town centre is approx 8.5 miles, Evesham 8 miles, Chipping Campden 6 miles, Broadway 7 miles, Birmingham 29 miles, M40 (J15) 16 miles (distances approximate).

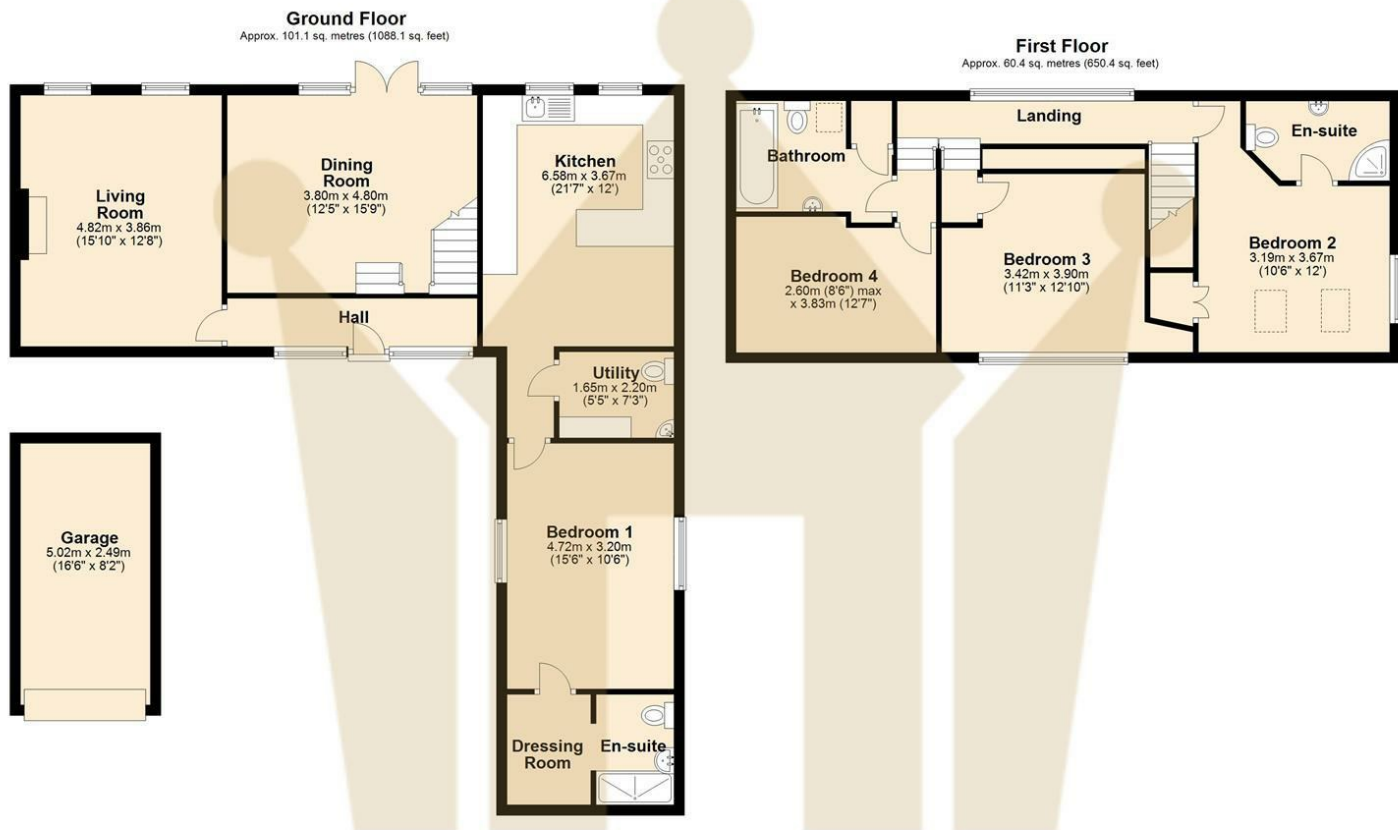
Pebworth village has a strong community with many social events and clubs, having a church, primary school with ofsted rating Good, public house, village hall and recreation park. Daily amenities can be found in Mickleton (2 miles), Long Marston and Welford on Avon and a wider range of shopping and recreational facilities can be found in the local town of Stratford upon Avon, Chipping Campden and Evesham

Honeybourne Station gives access to Evesham, Worcester, Moreton in Marsh, Oxford and London and Stratford has a regular rail service to Birmingham. There is a regular bus service also from Pebworth to Stratford.





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Total area: approx. 161.5 sq. metres (1738.5 sq. feet)

