



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Court Barn, The Green, Stanford Bridge, Worcestershire. WR6 6SA

Offers Over £525,000

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A characterful four bedroom Grade II Listed Barn Conversion, offering flexible accommodation, forming part of a small complex of Barns, situated in the village of Stanford Bridge.

Accommodation briefly comprises: Entrance Hall, Cloakroom/Utility Room, Kitchen, Dining Room, Living Room, Garden Room/Bedroom (potential Annexe area). On the first floor: Three Bedrooms (one with En-Suite Bathroom) and further Family Bathroom.

Outside: Generous off road parking area, as well as double Carport. To the rear is enclosed private garden. The property further benefits from the use of communal Tennis Court.

LOCATION: The property is located on the edge of the small village of Stanford Bridge, benefiting from Public House, Church, Cafe and local shops. The property also falls into the highly popular Chantry Secondary School catchment and is located within the glorious Teme Valley countryside.

Living Room: - 5.08m x 4.5m (16'8" x 14'9")

Playroom / Garden Room / Bedroom (potential Annexe area): - 8.89m x 2.62m (29'2" max 22'4" min x 8'7")

Dining Room: - 4.62m x 3.96m (15'2" x 13'0")

Kitchen: - 3.89m x 3.58m (12'9" x 11'9")

Utility Room: - 2.03m x 1.98m (6'8" x 6'6")

Family Bathroom: - 3.28m x 1.93m (10'9" x 6'4")

Bedroom 3: - 4.42m x 3.07m (14'6" x 10'1")

Bedroom 2: - 4.7m x 3.07m (15'5" x 10'1")

Bedroom 1: - 4.17m x 3.51m (13'8" x 11'6")

En-Suite: - 3.58m x 1.73m (11'9" x 5'8")





- Well presented and spacious 3/4 bedroom Barn Conversion
- Potential to create Annexe accommodation
- Highly flexible accommodation
- Popular Chantry High School catchment
- Generous off road parking and double Carport
- Grade II Listed
- 2 Bathrooms
- Use of communal Tennis Court
- Private garden
- Council Tax Band: D

