

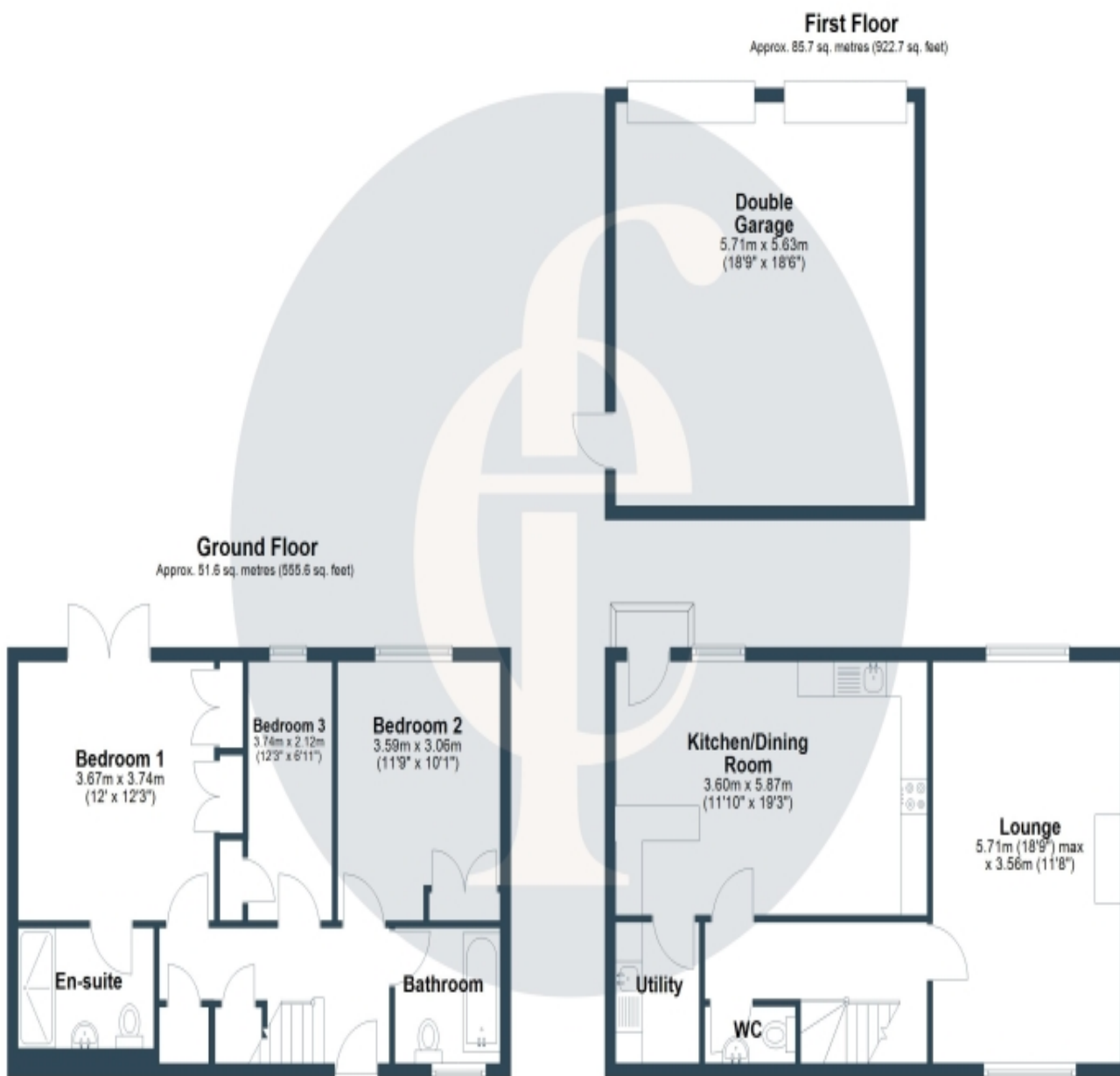


**5 Goldicotes Court, Goldicote, Stratford-upon-Avon, CV37  
7NQ**

**Offers In Excess Of £530,000**







Total area: approx. 137.3 sq. metres (1478.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		81 B
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



A stunning barn conversion dating back to the 1990s, sold with no onward chain. Discreetly positioned within the tranquil hamlet of Goldicote, just 4 miles south-east of Stratford-upon-Avon, surrounded by picturesque rural views. What is there not to love?

Having been sympathetically converted, retaining many original features, the current owners have lovingly maintained the property over the past 10 years.

The property offers a versatile and individual layout where the living space is in reverse being located on the first floor, allowing a full appreciation of the views over the garden and open fields. The accommodation is light and airy throughout, being flooded with natural light. The majority of the accommodation enjoys period beams and high ceilings.

The outside does not disappoint and complements the internal accommodation, with the generous south facing mature enclosed garden, ample parking for several cars, and a double garage.

As you enter the residential area known as Goldicote, you approach the property via the sweeping private driveway that takes you to the select courtyard where you will find Woodcotes. There is an allocated parking space for the owner in the courtyard, with additional parking available at the rear of the property.

Once through the front door, you enter the welcoming hallway that offers you access to the bedrooms and stairs to the first floor. All bedrooms have built-in wardrobes and views over the garden. The master bedroom enjoys French doors opening onto the private garden and an en-suite with a double shower and a heated towel rail. There are two further double bedrooms and a family bathroom with a shower over the bath.

Upstairs offers the wow factor via a generously proportioned sitting room. With a vaulted ceiling accentuating the size and original beams. The room enjoys a dual aspect, creating natural light throughout the day. The focal point is a log burner ready to be lit for the cosy winter evenings.

The breakfast kitchen is also found on the first floor, allowing access to the garden via an external staircase and open views. For your convenience, all appliances are integrated. There is solid wood flooring and a breakfast bar for relaxed dining. The kitchen space offers ample opportunity for relaxing, cooking, entertaining guests, or enjoying dinner with the family. With the direct door to the garden, the oven can become redundant and the BBQ can be set up for the summer evenings! Positioned off the kitchen is the utility offering space for your washing machine and tumble dryer. Housing the oil-fired boiler that we are informed has been regularly serviced.

The rear garden enjoys a southerly aspect and is mainly laid to lawn with well-stocked shrubbery borders and trees. There is a slabbed patio ready for alfresco dining.

Located at the rear of the property is a double garage with two up-and-over doors, electricity, and lighting. There is a large space above the garages providing storage or availability for conversion, subject to the necessary pp. The driveway offers parking for up to 4 cars and a secure private spot for them to be housed.

We recommend viewing to appreciate the secluded, tranquil position, generous light accommodation, and just how special this converted barn is.

Please note the property runs on oil-fired heating, and there is an annual service charge of £629.94 per annum. This must be verified by a solicitor. General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they 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 investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

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

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.

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