

Peter Clarke



Stickle Barn Aston Cantlow Road, Aston Cantlow, Henley-in-Arden, B95 6JS



Stickle Barn, Aston Cantlow

Approximate Gross Internal Area
Ground Floor = 126.31 sq m / 1360 sq ft
First Floor = 82.43 sq m / 887 sq ft
Garage = 29.60 sq m / 319 sq ft
Total Area = 238.35 sq m / 2566 sq ft

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



- Idyllic rural location
- Approximately four miles from Stratford upon Avon
- Outstanding views to front and rear
- Stunning gardens with 0.85 acre plot
- Many character features
- Attractive dining hall with bi-fold doors
- Large sitting room with wood burner and study
- Kitchen/family room with vaulted ceiling
- Four bedrooms, three bathrooms
- Double garage and ample parking



Guide Price £950,000

An exceptional four bedroom character barn conversion on approx. 0.85 acre plot with outstanding gardens and superb views to front and rear. Large welcoming dining hall, large sitting room, kitchen/family room with vaulted ceiling, study, landing/study area, four bedrooms, three bathrooms. Double garage and ample parking.

ACCOMMODATION

A front door leads to

SUPERB DINING/RECEPTION HALL

with slate floor, outstanding far reaching rural views and bi-fold doors to garden terrace.

SITTING ROOM

with brick fireplace with wood burning stove, full length window with views.

CLOAKROOM

with wc and wash basin.

KITCHEN/FAMILY ROOM

with triple aspect, superb vaulted ceiling with exposed beams, range of wooden cabinet style cupboards with work surface, one and a half bowl sink, space and plumbing for dishwasher, Rangemaster double oven with four ring hob and hot plate, slate floor.

UTILITY ROOM

with range of cupboards, ceramic sink, oil heating boiler, slate floor.

FIRST FLOOR LANDING/STUDY AREA

with vaulted ceiling.

BEDROOM ONE

with low level window enjoying views, vaulted ceiling, built in wardrobe.

DRESSING ROOM

with fitted wardrobes and dressing table.

EN SUITE

with recently fitted shower having rainfall shower head, wc and wash basin, Karndean floor, ladder towel rail.

BEDROOM TWO

with dual aspect, dressing table, cupboard with immersion heater.

EN SUITE

with wc, wash basin and shower cubicle, ladder towel rail.

BEDROOM THREE

with built in wardrobe and views to front.

BEDROOM FOUR

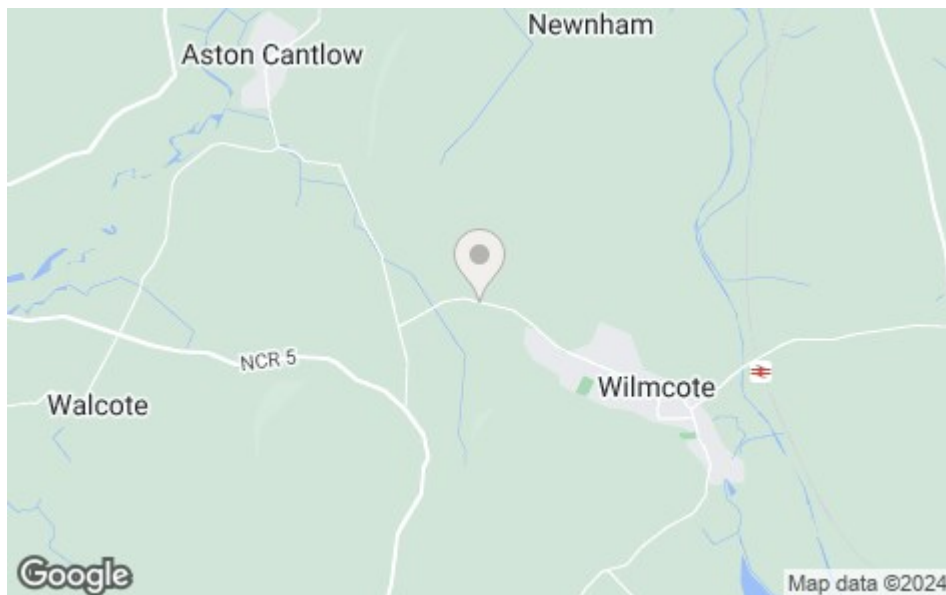
with built in wardrobe and views to rear.

BATHROOM

with wc, wash basin and bath with shower attachment.







OUTSIDE

There is a right of way to stone gravelled off road parking leading to

DOUBLE GARAGE

which is of brick and pitched tiled roof construction with electric door to front, power and light.

Foregarden with attractive evergreen and shrub perennial planted borders, five bar gated entrance to further driveway and gated access leading to

STUNNING GARDENS

that span the side and rear of the property with a large garden terrace to the rear of the property, extensive lawn and a range of pathways with deep evergreen, shrub and perennial planted borders, silver birch, apple trees and oak trees. Further seating area, children's play shed, neatly kept hedging and allowing outstanding views. Klargester which is shared by five properties.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

AGENTS NOTE: Shared drive used by four properties, with shared maintenance cost if required.

SERVICES: We have been advised by the vendor that mains electricity and water are connected to the property. However this should be checked by your solicitor before exchange of contracts. Drainage is via a Klargester tank which is shared by five properties who each pay £18 pcm. Oil heating to radiators. Under floor heating to ground floor.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

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