

Peter Clarke

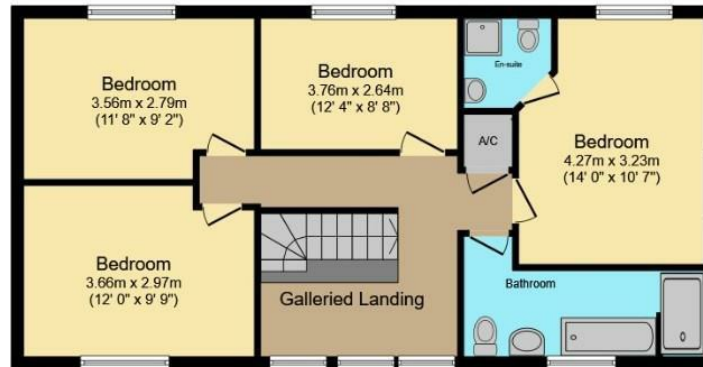


2 Owlets End, Barton, Warwickshire, B50 4ND



### Ground Floor

Floor area 69.0 m<sup>2</sup> (743 sq.ft.)



### First Floor

Floor area 69.2 m<sup>2</sup> (744 sq.ft.)

**TOTAL: 138.2 m<sup>2</sup> (1,488 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



- Desirable village location
- Wealth of character features
- Four bedrooms, three reception rooms and kitchen
- Pristine bathroom and en suite shower room
- Low maintenance zoned garden to rear



Asking Price £699,950

A stylish four bedroom fully double glazed barn conversion with landscaped low maintenance gardens, driveway and garage store. Further benefits include three reception rooms, study, kitchen, summer house and a garden room. Located in the popular village of Barton with a village pub and not far from Welford or Bidford on Avon with further amenities. Honeybourne rail station is under five miles away.

## ACCOMMODATION

### ENTRANCE HALL

with feature double front doors with secure locking. Cloaks cupboard.

### CLOAKROOM

with opaque window to front, unit housing wash hand basin and wc, part tiled walls, vinyl floor.

### SITTING ROOM

dual aspect, with feature fireplace, window seat with storage beneath, bespoke hand made double wooden cupboards either side.

### DINING ROOM

with triple bi-fold doors to rear.

### KITCHEN

with window and door to rear. Range of matching painted French oak wall and base units with work top over incorporating one and a half bowl sink with drainer, four ring gas hob with retractable extractor fan hood over, integrated double oven, space for fridge freezer, washing machine and dishwasher. Worcester Bosch wall mounted boiler, part tiled walls, tiled floor.

### STUDY

with window to front.

### FIRST FLOOR GALLERIED LANDING

with feature windows to front and a seating area. Airing cupboard housing immersion water tank.

### PRINCIPAL BEDROOM

with windows to rear and side, vaulted ceilings with exposed timbers. Floor to ceiling wardrobes.

### EN SUITE SHOWER ROOM

with shower cubicle having rainfall shower head, wash hand basin unit with low level cupboards, wc, ladder radiator, part tiled walls.

### BEDROOM

with window to front, vaulted ceiling, exposed timbers, recessed clothes storage space with rail.

### BEDROOM

with window to rear, vaulted ceiling, exposed beams, recessed clothes storage space with rail.

### BEDROOM

with four mid level feature windows to rear, vaulted ceiling and exposed beams.

### BATHROOM

with opaque window to front, bath with tiled panels and surround, separate walk in shower cubicle having rainfall shower head, wash hand basin unit with low level cupboards, wc, vaulted ceiling, exposed beams, extractor fan, part tiled walls, vinyl flooring.

### OUTSIDE

To the front is a mix of paved pathways, mainly laid to lawn with mature shrubs, trees and outside light. To the rear is a zoned low maintenance garden with a mix of







paved pathways, patios, slate chipping beds, planted beds, pergola, timber deck, timber bar, timber summer house, outside tap and two power sockets.

#### **STORE**

formed from part of the garage which has been partially converted to a store room with door to rear, internal power, light and carpet.

#### **GLASS SUMMER HOUSE**

being double glazed and fully insulated, with power, carpet and seating space.

#### **TIMBER BAR**

with internal power and removable panel to create serving hatch.

#### **GARAGE EN BLOC**

approximately half the original length, with up and over door, with internal power, rafter storage space. Brick paved driveway to front.

#### **GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold although we have not seen evidence. There is a service charge of approximately £72.60 per calendar month to cover the responsibilities and costs of the communal areas. This should be checked by your solicitor before exchange of contracts.

**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. LPG central heating. Shared private drainage with neighbouring properties.

**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.



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