

Peter Clarke

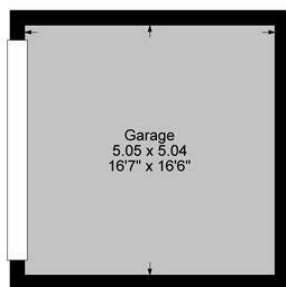


Meadow Barn, 4 Meadow Farm, Wolverton, Stratford-upon-Avon, CV37 0HG

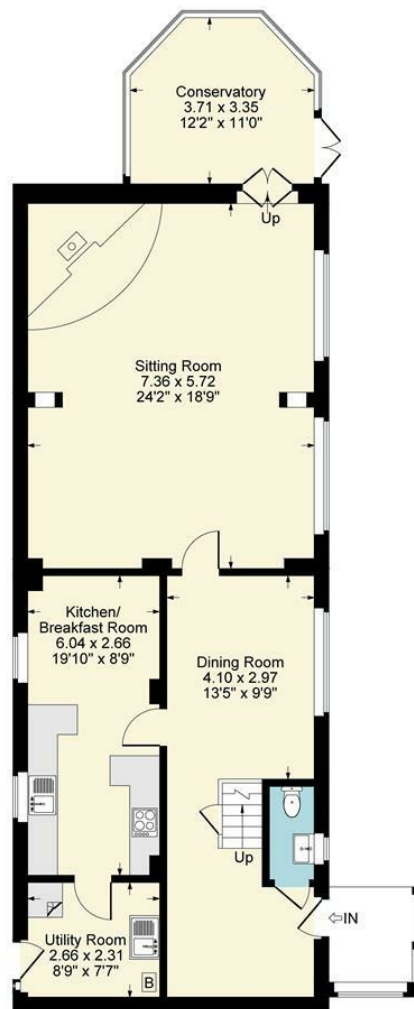
# Meadow Barn, Wolverton



Approximate Gross Internal Area  
 Ground Floor = 105.16 sq m / 1132 sq ft  
 First Floor = 91.99 sq m / 990 sq ft  
 Garage = 25.45 sq m / 274 sq ft  
 Total Area = 222.60 sq m / 2396 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Garage



Ground Floor



First Floor



- NO CHAIN
- A picture perfect three/four bedroom barn conversion
- Originally a four bedroom and is now three bedrooms, but easily returnable
- Very pretty gardens and beautiful established wisteria
- Internal character including beams, fireplace and an oak framed porch
- Generous garaging



Asking Price £585,000

A picture perfect three/four bedroom barn presenting an early example of a Johnson and Johnson conversion. Offered with no chain, the property was a four bedroom and is now three bedrooms, but easily returnable. Set in very pretty gardens, with a complementary conservatory, generous garaging, internal character including beams, fireplace and an oak framed porch. Outside the property has beautiful established wisteria, views and charmed village living in a collection of just five properties. Simply stunning.

## ACCOMMODATION

### OAK FRAMED PORCH

with front door to

### ENTRANCE HALL

stairs to first floor, painted beams.

### CLOAKROOM

replaced in recent years.

### DINING ROOM

overlooking front gardens and superb views beyond.

### SITTING ROOM

an excellent size, corner raised stone fireplace with Efel wood burning stove, heavy timber mantle over, fitted bookshelves.

### CONSERVATORY

double glazed, overlooking the rear garden, quarry tiled floor.

### KITCHEN AND BREAKFAST ROOM

range of base and wall cupboard and drawer units, granite work surfaces, sink, Bosch dishwasher, electric hob and hood, Bosch oven, ample space for table and chairs.

## UTILITY/LAUNDRY

with base cupboard unit, sink built in, quarry tiled floor, space for washing machine, oil fired Worcester central heating boiler, stable door to rear.

## LANDING

hatch to roof space, airing cupboard with hot water tank, further eaves storage.

## PRINCIPAL BEDROOM

with both built in and freestanding cupboards and drawers, wardrobes and dressing table, dormer window with long reaching views and double aspect view to garden.

## EN SUITE SHOWER AND BATHROOM

### BEDROOM TWO

two velux roof lights.

### BATHROOM

with shower over bath.

## BEDROOMS THREE AND FOUR

made into just one room, but which can be easily returned. Good views and built in cupboards.







## OUTSIDE

The front garden is mainly laid to lawn and has a pathway leading to the front door, and further beside the planted beds and borders, gated to

## REAR/SIDE GARDEN

paved terrace, planted beds and steps to elevated lawned garden.

## GARAGE

located over the shared driveway, with up and over door to front.

## 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.

**SERVICES:** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired central heating.

**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 F.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. 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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