



GAYDON

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**THE NOOK
GAYDON FARM BARN
KINETON ROAD
GAYDON
WARWICKSHIRE
CV35 0EX**

Situated 3 miles from Kineton, 10 miles from Banbury, Warwick and Leamington Spa, 12 miles from Stratford-upon-Avon and 1/2 mile from Junction 12 of the M40

**A CHARMING TWO-BEDROOM BARN
CONVERSION PRESENTED TO AN
EXCELLENT STANDARD WITH
SPACIOUS GROUND FLOOR LIVING
ACCOMMODATION AND SOUTH
FACING GARDEN**

- Sitting Room
- Kitchen Dining Room
- Utility Room
- Guest Cloakroom
- Two Bedrooms
- Shower Room
- Enclosed Garden
- Allocated Parking
- EPC Rating D

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
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Gaydon village is located close to Junction 12 of the M40 motorway and surrounded by the attractive Warwickshire countryside. Local facilities within Gaydon include: village church, public house, petrol station and village stores.

Nearby Kineton offers primary and secondary schools, butchers, post office, doctors, pharmacy, restaurants, takeaways, opticians, florist and cafes. The mainline railway to London Marylebone from Banbury station (approximately 10 miles distant) takes approximately one hour.

The larger towns of Leamington Spa, Banbury and Stratford-Upon-Avon offer a wide range of supermarkets, shopping, restaurants, theatres, cinemas bars and leisure facilities.

The Nook forms one of seven individual character barn conversions and new build properties, understood to have been completed in 2014. Presented to an excellent standard, the current owners from completion of the conversion, have improved and enhanced the property with the addition of replacement kitchen worktops, replacement shower room with electric underfloor heating, landscaped gardens and redecoration.

Features within the property include, flagstone or engineered oak flooring to the ground floor, exposed beams, trusses, brickwork, original ventilation slips converted into feature window lights. The property benefits from gas fired central heating with underfloor heating throughout the ground floor.

GROUND FLOOR

Kitchen Dining Room double aspect to front and side of the property. A delightful spacious room with staircase rising to the first floor and fitted with a range of matching kitchen units under granite worktops set to two walls. Inset 1 ½ bowl single drainer sink with mixer tap, inset five ring gas hob with extractor hood over and built-in double electric oven under. Range of matching wall cupboards and storage under including integrated dishwasher. Space for American style fridge freezer, exposed brick feature and flagstone flooring throughout. Under stairs storage cupboard. **Guest Cloakroom** fitted with close coupled WC, wash hand basin set to vanity

unit with storage under, obscured glazed window and extractor fan. **Utility Room** fitted with L-shaped granite effect worktop to two walls with inset stainless steel single bowl single drainer sink with mixer tap. Storage cupboards under, space and plumbing for washing machine and tumble dryer. Wall mounted gas fired boiler, extractor fan and access to loft space. Part-glazed double doors from the Kitchen Dining Room lead to **Sitting Room**. An attractive part-vaulted double aspect room with engineered wood floor, exposed roof trusses and glazed double doors opening to the rear of the property.

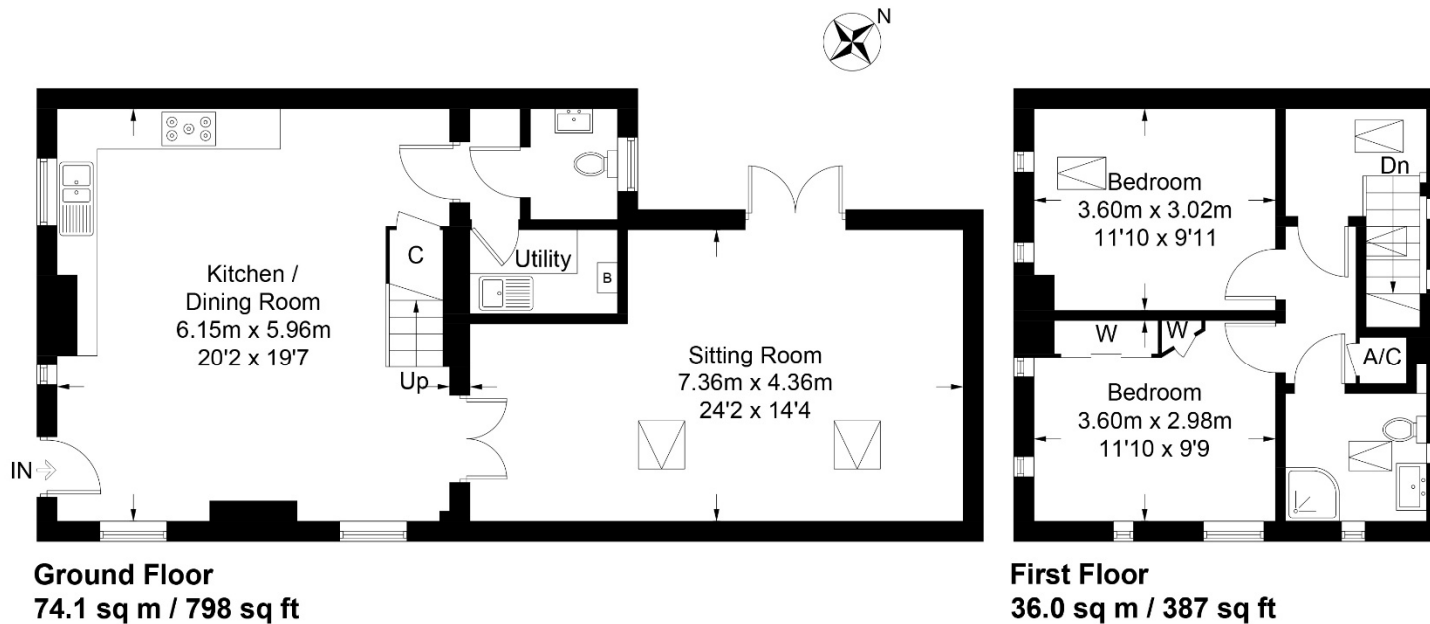
FIRST FLOOR

Landing with Velux windows and built-in airing cupboard with shelving. **Bedroom One** outlook to the side of the property, window light, exposed beams and range of built-in wardrobe cupboards with sliding doors. **Bedroom Two** with roof lights and decorative window, access to loft space and exposed beams. **Shower Room** fitted with corner shower cubicle with glazed sliding doors, close couple WC, wash hand basin set to vanity unit, tiled walls and tiled floor with underfloor heating, towel radiator, extractor fan, range of built-in storage units and roof light.

OUTSIDE

To the front of the property a pedestrian gate opens to an attractively landscaped enclosed garden, laid to lawn and surrounded by high-level beach hedge and brick wall with inset fence panels. Paved pathway runs the length of the garden leading to the front door where a paved terrace adjoins the house and enjoys a southerly aspect. Outside lighting, power and water supply. To the rear of the property paved courtyard and pathway leads to a gravel parking area where the property has two allocated parking spaces.





Approximate Gross Internal Area = 110.1 sq m / 1185 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1170561)

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession. Gaydon Farm Barns management fee of c£120pa

Services

Mains water, drainage and electricity are connected. LPG fired central heating.

Ofcom Broadband availability: *Superfast*.

Ofcom outdoor Mobile coverage likely: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band D

Energy Performance Certificate

Current: 63 Potential: 74 Band: D

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, vendor overseas, significant events.

Directions

CV35 0EX

From the village centre and the village green, proceed South along the Kineton Road, where the property will be found on the right-hand side after St. Marks Close and identified by our For Sale board.

What3Words:

///feast.flooding.revolting

CS-2273/21.02.2025

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