



Meadow Barn, Rectory Farm Court, Avon Dassett Road  
Fenny Compton, CV47 2FW





A very well appointed five-bedroom semi-detached barn conversion with a good size rear garden and views over open countryside. The property is located on the edge of this popular village and close to Avon Dassett Country Park.

#### The property

Meadow Barn, Fenny Compton is a well presented, five-bedroom semi-detached barn conversion which is believed to have been converted in the 1980's. The property offers a large amount of very versatile living space over two floors and has a very pleasant rear garden with countryside views. The property is located on the edge of the very well served village of Fenny Compton and is close to the beautiful Avon Dassett Country Park. On the ground floor there is a welcoming hallway, sitting room, W.C, utility area, large kitchen diner and a former garage which has been separated into two useful storage areas. On the first floor there is an impressive landing, five-bedrooms (one currently used as a dressing room) and there is an en-suite to the main bedroom along with a family bathroom. Outside to the front there is parking and to the rear there is a large lawned garden with pleasant countryside views. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Hallway

A spacious and very welcoming hallway with stairs rising to the first floor and doors into all the ground floor rooms. There is a large built-in cupboard and high-quality wood effect flooring throughout.

#### W.C

Fitted with a white suite comprising a toilet and a hand basin. Heated towel rail and the wood effect flooring from the hallway continues.

#### Sitting Room

A spacious and very bright and airy sitting room with large, dual aspect windows to the front and rear with glazed doors leading into the rear garden. There is a central stone fireplace, with a log burning stove fitted, which is a real feature of the room.

#### Storage Room and Utility Area

Forming part of the original garage this is a useful space accessed from the hallway. There is space and plumbing for a washing machine and tumble dryer and the ceiling is quite high making it ideal for a home gym or treatment room. There is wooden flooring throughout this area. From here there is a door leading to a further storage area, ideal for bikes and garden equipment. The oil fired boiler is located here and there is power and lighting fitted and double doors leading onto the driveway.

#### Kitchen Diner

A large open plan entertaining space that is a real feature of the property. There is ample space for a large table and chairs along with other furniture. There are plenty of windows overlooking the rear garden and glazed doors onto the patio area. The kitchen area is fitted with a range of white, shaker style cabinets with granite worktops and granite upstands and there is an inset sink with drainer. There is an electric range cooker and extractor hood, which will remain as part of the sale, and an integrated dishwasher and fridge-freezer. Another nice feature is a breakfast bar island with cupboards beneath and a wooden worktop. The whole room has a wet underfloor heating system fitted.

#### First Floor Landing

A lovely landing with attractive four panel doors leading to all rooms. There is a built-in cupboard which houses the hot water tank and a window to the front aspect. There is space to have a home working space on the landing, should this be needed. Loft hatch to the roof space which is boarded with lighting and ladder.

#### Bedroom One

A good-sized main bedroom with a window to the rear aspect and door leading into the en-suite. The en-suite is fitted with a white suite comprising a walk-in shower, toilet and wash basin with ample vanity storage beneath. There is a heated towel, tiled splash backs and tiled flooring. The main bedroom also has sliding doors into a dressing room or this would be bedroom five with the doors removed.

#### Bedroom Two

A large double bedroom with windows to the rear aspect and a further Velux roof window. The room is bright and airy throughout.

#### Bedroom Three

A large double bedroom with a Velux roof window and attractive wall panelling. There are useful, low-level storage areas within the eaves on both sides.

#### Bedroom Four

A large double bedroom with four large windows to the front aspect. The room is currently being used as an office.



#### Bedroom Five

Currently being used as a dressing room but could easily be reinstated as a double bedroom. Velux roof window and sliding doors leading into bedroom one.

#### Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and wash basin with ample vanity storage beneath. There are tiled splash backs, tiled flooring and there is a heated towel rail fitted. Velux roof window.

#### Outside

To the rear of the property there is a good size lawned garden with many established trees and bushes. There are stone edged planted borders and there is a large, paved patio adjoining the property and gated access at the foot of the garden. There is another gate which gives access to a further wild garden area and there are open countryside views to the side aspect. To the front there is a shared gravelled driveway which services four dwellings. There is an allocated parking space opposite the property which is the one on the far left. The current owners have also parked a car in front of the garage doors, however, this area doesn't form part of the title plan. There is an area next to the neighbouring garage where the oil tank is located, the middle tank belongs to the property.

#### Situation

Fenny Compton is an attractive village situated in South Warwickshire close to the North Oxfordshire and South Northamptonshire borders at the bottom of the Burton Dassett hills. Local village amenities include a medical centre with pharmacy, primary school, village shop, post office and public house.

Larger centres include the market town of Banbury, Leamington Spa, Stratford-Upon-Avon and Warwick which all offer exceptional shopping, theatre and leisure facilities. There is a well established local primary school, Dassett Church of England School, as well as a local secondary school, Kineton. Excellent connections to the M40 motorway at junction 12 (Gaydon) approximately 5 miles or Junction 11 (Banbury) 8 miles. Excellent train services from Banbury to London (Marylebone from 57 minutes) and Birmingham from Leamington Spa. Birmingham Airport from 40 minutes. Sporting and leisure facilities include golf at Hellidon Lake Golf Club, Tadmarton Heath, Cherwell Edge (Middleton Cheney) and Warwickshire Golf and Country Club (Leek Wootton); Horse racing at Stratford-upon-Avon, Warwick and Towcester; cricket at Radway; real tennis at Morton Morrell, lawn tennis at Cropredy and lovely walks in the Burton Dassett Country Park and along the Oxford canal, and theatre at Stratford-upon-Avon.

#### Directions

From Banbury take the B4100 Warwick Road and having descended Warmington Hill take the right hand turning signposted to Avon Dassett. Travel through the village of Avon Dassett continuing past the turning for Burton Dassett Hills and following the signposts for Fenny Compton. The property will be found immediately on your left as soon as you reach the village.

#### Services

All mains services connected, with the exception of gas. The heating is oil fired.

#### Local Authority

Stratford On Avon District Council. Tax band F.

#### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

#### Tenure

A freehold property.

#### Agents Note

There is a Curtilage Listing on the property which means external works could require Listed property consent.

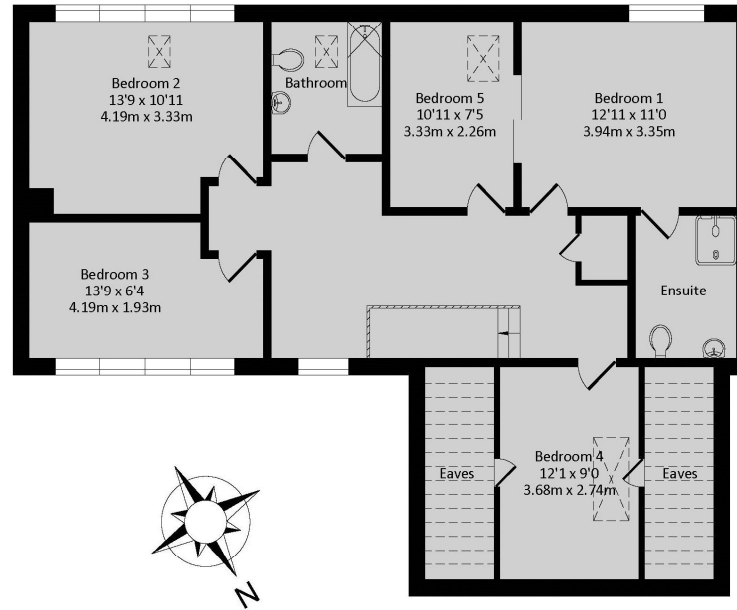
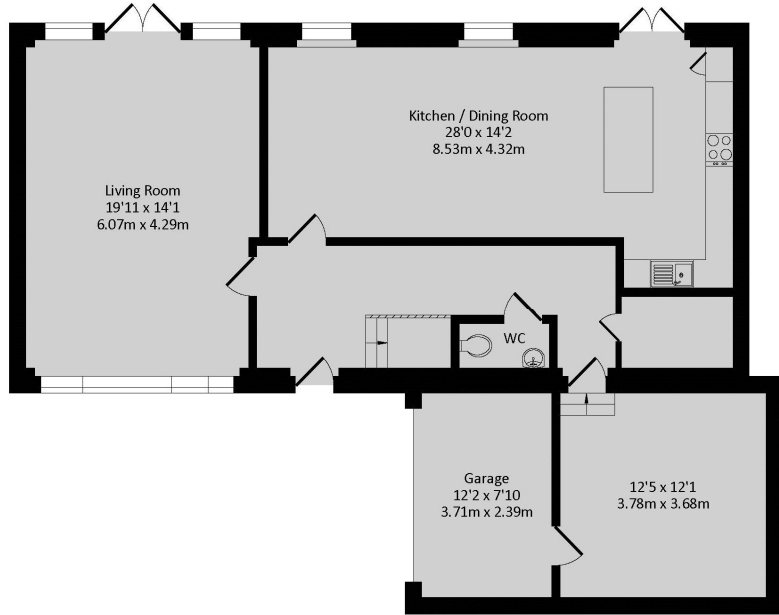
## Guide Price: £685,000



Ground Floor  
Approx. Floor  
Area 1116 Sq.Ft.  
(103.7 Sq.M.)

Denotes Restricted  
Head Height

First Floor  
Approx. Floor  
Area 994 Sq.Ft.  
(92.2 Sq.M.)



**Total Approx. Floor Area 2110 Sq.Ft. (195.9 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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