





A delightful barn conversion situated in the heart of this sought after hamlet. Reception hall with open stairs and vaulted ceiling, cloakroom, sitting room with exposed beams, dining room, breakfast/kitchen room with granite work surfaces, adjacent study with vaulted ceiling. Off the first floor there are two double bedrooms both with vaulted ceilings, en-suite to master, principle bathroom and double carport.

No Upward Chain EPC C71

The Hayloft forms part of a small select development which was converted in circa 2005 and sits in a courtyard of four similar homes. The property offers a wealth of character and features such as vaulted ceilings and exposed beams.

Wolverton is a popular and attractive small village situated close to the villages of Claverdon and Snitterfield and approximately 6.5 miles to the North of Stratford Upon Avon. It is also well positioned for access Warwick and Leamington Spa. The village

is conveniently situated for access to the M40 Motorway at the Longbridge Intersection and 4 miles away.

Approach

Through oak entrance door into:

Reception Hall

Two radiators, wiring for wall lights, under stairs storage cupboard, exposed timbers, staircase rising to First Floor. Wood latched doors to:

Cloakroom

Comprising corner wash hand basin with tiled splashbacks, tiled floor, WC with a concealed push button cistern, exposed timbers and a sealed unit double glazed window to side aspect.

Sitting Room

3.99m x 3.33m (13'1" x 10'11") Exposed timbers and brickwork, TV aerial point, wall mounted electric fire, ceiling light point. Sealed unit double glazed French doors to front aspect with sealed unit double glazed windows to either side both with radiator below.

Dining Room

4.31m x 2.47m (14'2" x 8'1") Exposed timbers, radiator, wall mounted thermostat control panel, sealed unit double glazed window to front aspect. Latched door to:

Breakfast Kitchen

4.84m x 3.99m narrowing to 2.56m (15'11" x 13'1" narrowing to 8'5") Attractive range of matching base and eye level units with granite worktops and upturns, inset ceramic sink with mixer tap. Built in Flavel range style electric cooker with a concealed extractor unit over. Integrated washing machine and tumble dryer, dishwasher and fridge/freezer. Tiled floor, two radiators, exposed





timbers, downlighters, sealed unit double glazed windows to front and rear aspects. Double door cupboard accommodating the Grant oil fired boiler with storage above. Latched door to:

Study

2.90m x 2.09m (9'6" x 6'10") Radiator, wiring for wall lights, high apex ceiling with exposed timbers, double glazed window and casement door to to the front .

First Floor Landing

Radiator, wiring for wall lights, high apex ceiling with a wealth of exposed timbers, skylight. Latched doors to:

Bedroom One

3.64m x 3.36m (11'11" x 11'0") High ceiling with exposed timbers, skylight, sealed unit double glazed window to side aspect, radiator. Built in double door wardrobes with additional storage cupboards over. Further double door storage cabinet with

display area over. Latched door to:

En-Suite

Tiled shower enclosure with shower system, wash hand basin with storage cupboard below, WC with a concealed push button cistern, shaver point, downlighters, extractor fan, exposed timbers, radiator and a tiled floor.

Bathroom

Suite comprising bath with mixer tap and telephone shower system attachment, WC with wall mounted concealed pus, wash hand basin with storage cupboards below, tiled floor, radiator, skylight, exposed timbers and shaver point.

Bedroom Two

3.32m x 3.02m (10'11" x 9'11") Radiator, wealth of exposed timbers, ceiling light point, skylight and low level sealed unit double glazed windows.

Outside

Outside the property there is a communal courtyard. A gravel drive from the road gives access to the two car carport and parking.

Tenure

Share of the Freehold - Lease 999 years from circa 2003. This is for information purposes only and must be verified by a Solicitor.

Services

Mains water, electricity and drainage are connected to the property. Heating is by way of an oil fired system. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give warranties in this respect. Interested parties are invited to make their own enquiries.



