



## 1 THE GRAIN STORE

Priory Barns, Priory Lane, Broad Marston, Worcestershire





# A SPACIOUS AND BEAUTIFULLY PRESENTED, SEMI-DETACHED BARN CONVERSION.

Benefitting from a lovely garden, private parking and delightful open countryside views.

			EPC
4	3	2	B

Local Authority: Wychavon District Council. Telephone: 01386 565000

Council Tax band: G

Services: Mains electricity, water and drainage are connected to the property. Electric central heating provided by an air source heat pump.  
BT fibre broadband is connected to the property. EV charging point.

Fixtures and fittings: All those mentioned in the particulars are included in the sale, all others are excluded.  
However, certain items, such as the curtains and blinds, may be available by separate negotiation.

Tenure: Freehold

What3words:///erupt.ironclad.musician

Viewing: By prior appointment only with the agents.



# SITUATION

1 The Grain Store is situated in the hamlet of Broad Marston, surrounded by rolling countryside on the borders of Warwickshire, Worcestershire and Gloucestershire, at the edge of the Cotswolds. Broad Marston is approximately two miles from the charming village of Mickleton, which offers a range of amenities, including a general store, post office, butcher, bakery, two public houses, Three Ways House Hotel, home of the world-famous Pudding Club, Methodist chapel and the parish church of St Lawrence. The neighbouring village of Pebworth is about a mile away and offers a village hall, public house, and well-renowned primary school.

Further shopping and leisure facilities can be found in the nearby market towns of Chipping Campden, Moreton-in-Marsh, Stow-on-the-Wold, and the county’s cultural hub, Stratford-upon-Avon, which offers a wide range of restaurants, shops, theatres, cinemas, and museums.

There are a number of private and state schools in the area to suit most requirements, including excellent primary schools in Pebworth and Mickleton, Chipping Campden Comprehensive School (Ofsted rated Outstanding), as well as excellent schools in Stratford-upon-Avon, Worcester, Cheltenham and Malvern.

The property is well-positioned for the commuter and benefits from excellent access to national motorway networks and train services. Honeybourne Station is approximately 3.2 miles away and offers direct rail services to London Paddington in approximately 1 hour 39 minutes. The M40 is accessible at Junction 15 (Warwick) and Junction 12 (Gaydon), and Birmingham International Airport is about 33 miles away.

Sporting facilities nearby include racing at Cheltenham, Stratford-upon-Avon and Warwick, and there are golf courses at Stratford-upon-Avon, Moreton-in-Marsh and Broadway. The surrounding open countryside offers many attractive walks and rides along the extensive network of country lanes, bridle paths and footpaths.









# THE PROPERTY

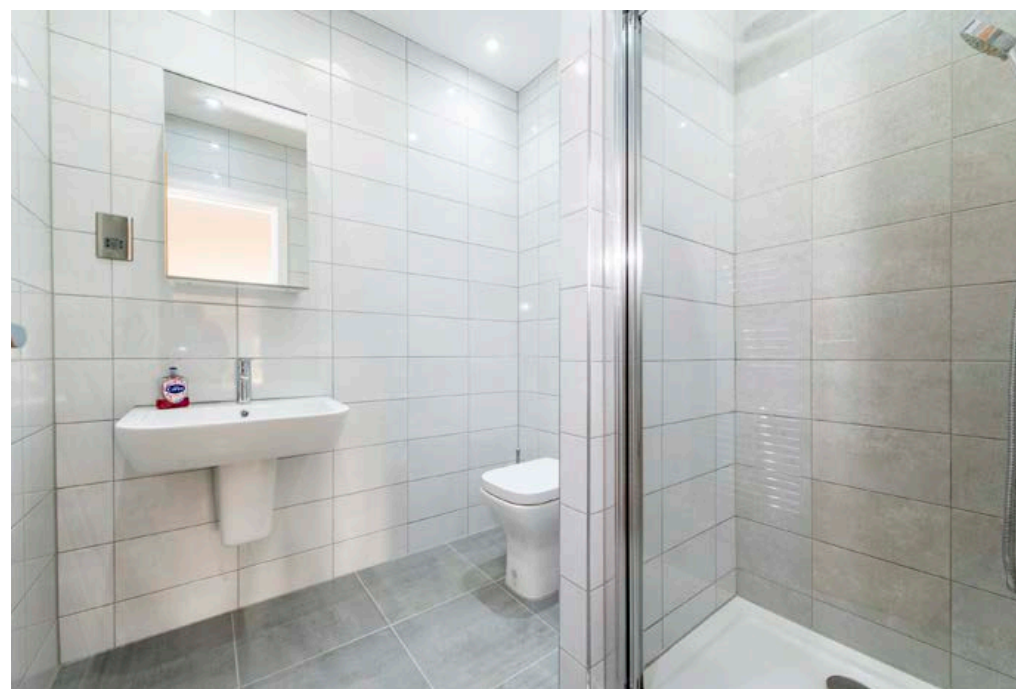
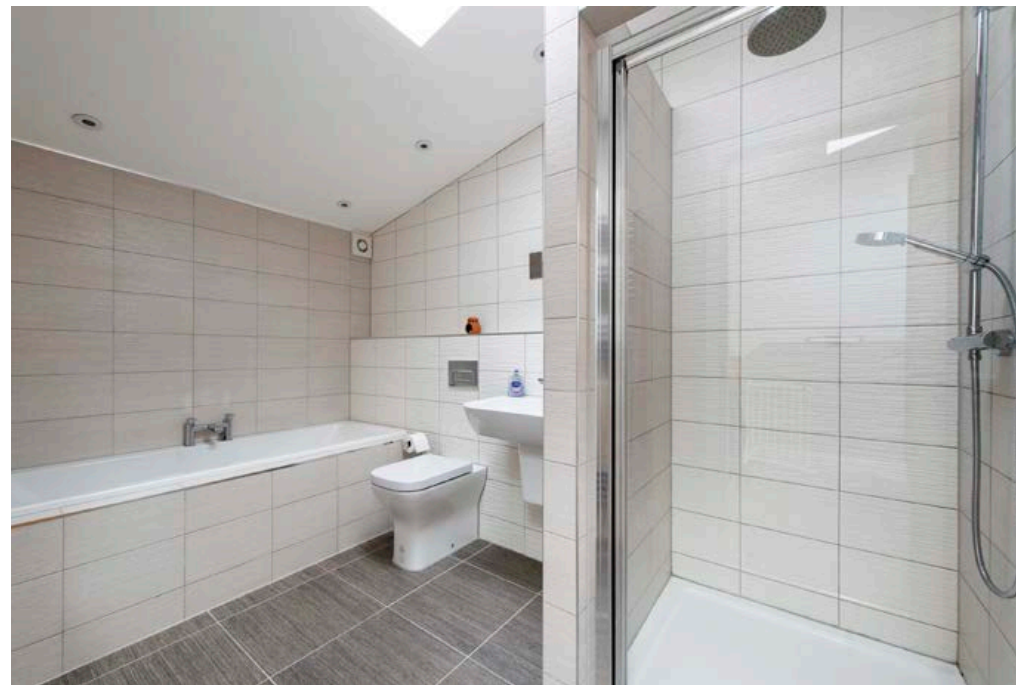
1 The Grain Store is one of a collection of barn conversions that were developed by Priory Construction & Development Ltd in 2018. The property is a beautifully presented, semi-detached barn conversion, offering well-proportioned accommodation and stunning views of the Meon Hills and surrounding open countryside. Converted with a focus on environmental impact, an air source heat pump provides underfloor heating to the ground floor and heat via contemporary radiators to the first floor.

The front door opens to a welcoming hall with a staircase rising to the first floor. A door on the right opens to a bright and airy, dual aspect sitting room, finished with carpet and offering delightful views of the garden and the open countryside beyond. The hall further provides access to a spacious study, and double doors lead to a magnificent kitchen/dining/family room benefitting from three sets of bifold doors that open to the stone paved patio and lawned garden, flooding the room with natural light. The bespoke kitchen is beautifully designed and offers a large central island and an array of integrated Neff appliances, including an induction hob, single oven, combination oven, extractor fan, dishwasher, and full-height fridge freezer. A modern WC, boot room that houses the boiler, and generous utility room with plumbing for a washing machine and space for a tumble dryer, complete the ground floor accommodation.

Stairs from the hall rise to the first-floor landing, which provides access to an impressive Principal bedroom, complete with a fully tiled en suite bathroom and fitted wardrobes. A tiled family bathroom and three further, generous bedrooms complete the first-floor accommodation, one of which benefits from a modern en suite shower room, and all offer stunning, south-facing views of the rear garden.









# DISTANCES

Pebworth 0.9 mile, Mickleton 2.6 miles, Honeybourne Station 3.2 miles, Welford-on-Avon 4.8 miles, Chipping Campden 5.7 miles, Broadway 8 miles, Stratford-upon-Avon 9.4 miles, Warwick 18 miles, Warwick Parkway Station 18.8 miles (trains to London Marylebone from 90 mins), Cheltenham 24.3 miles, Birmingham International Airport 33 miles, (All distances and times are approximate).

# OUTSIDE

The property benefits from a driveway at the front of the property with an EV charging point.

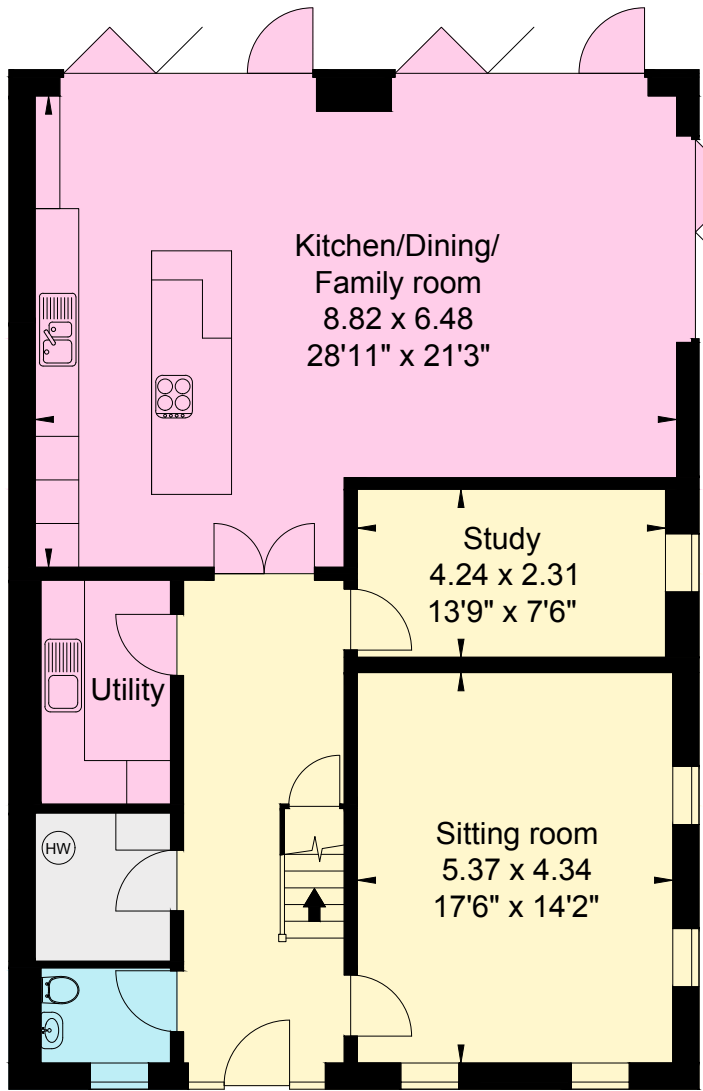
The south-facing garden is principally lawned and is bordered by wooden fencing, offering privacy and security, with a pedestrian gate to the rear. A stone-paved patio is accessed from the kitchen/dining/family room through bifold doors and provides a wonderful space for outdoor entertaining and dining.





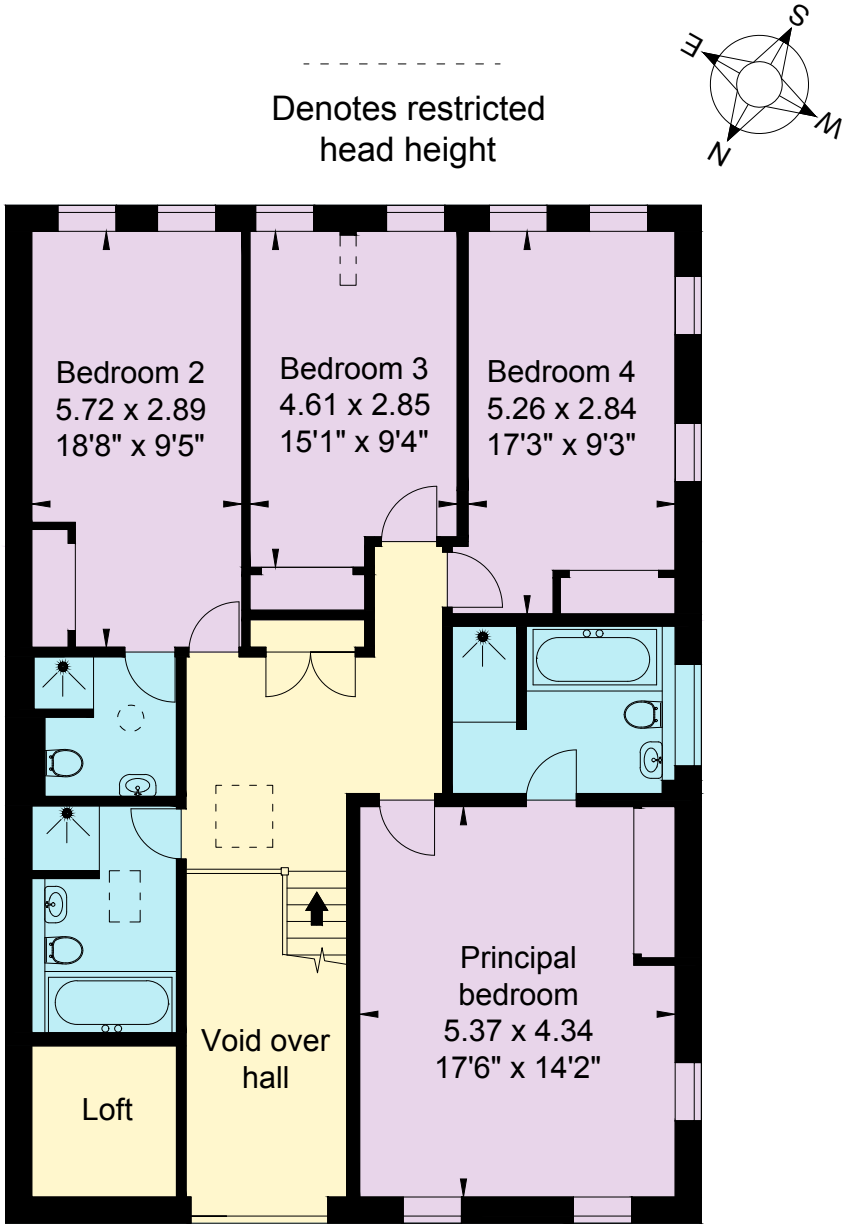


1 The Grain Store  
Priory Barns, Broad Marston



Ground Floor

Approximate Gross Internal Area = 220 sq m / 2,370 sq ft  
inc. restricted head height  
exc. loft / void



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted  
to tell you more.

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Date: 16 December 2025  
Our reference: STR012583733

## 1 The Grain Store, Priory Barns, Priory Lane, Broad Marston, Stratford-upon-Avon, CV37 8XZ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £740,000.

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