

4 Bedroom Barn Conversion for Sale - £950,000

Clopton, Stratford upon Avon, Warwickshire, CV37 0QP



KEY FEATURES

- Exceptional Location • 6 Acres of Land • 4 Bedrooms + 3 Bathrooms • Immediate Countryside Access • Double Garage • 3 Reception Rooms • Private Woodland • Generous Driveway • Country Park Setting • Walking Distance to Town Centre

Description

An incredibly rare opportunity to purchase this superb barn conversion nestled amongst the beauty of Clopton Park and The Welcombe Hills. With 6 acres of land, a private woodland, 4 bedrooms, 3 bathrooms and several reception rooms, this property offers a unique blend of character and comfort.

A spacious entrance hall gives access to all the reception rooms and a downstairs WC. There is a large lounge with window to front, feature fireplace and French doors to the rear garden. Adjoining this room (but also with its own access from the hallway) is a smaller snug/study with window to rear.

Along the hallway, a generously sized formal dining room again has French doors to the rear garden and enjoys views of the surroundings.

From the hallway a few steps lead down to the kitchen/breakfast room which is a delightful room with window overlooking the garden and countryside beyond, along with French doors leading to the front of the property. There is a central island, integrated appliances and ample space for a dining table. Adjacent to the kitchen is a fabulous utility room/boot room with access from both front and rear, with plenty of storage and a sink. A door leads to the garage.

Upstairs there are 4 bedrooms, 2 with en-suite facilities, plus a luxurious family shower room.

Bedroom 1 is a large double with built in storage, an en-suite bathroom and wonderful views across the countryside. Bedroom 2 is another generous double with en-suite bathroom and bedroom 3 another large double with superb views. Bedroom 4 is currently set up as an office but would equally make a lovely child's bedroom. The shower room has been recently refitted with a large walk-in shower, vanity basin and wc.

Outside, the wrap-around gardens have been lovingly maintained with a variety of mature shrubs and a sweeping lawn. There are multiple seating areas to enjoy the surroundings with gated access to the front. Beyond the formal gardens, a gate leads to a private woodland and another gate to a 6 acre field, both of which form part of the property.

There is a double garage with power and light and ample driveway parking for several vehicles.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band G with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.







