



Connells

Manor Farm Court Kineton Road
Gaydon Warwick



Property Description

This charming two-bedroom barn conversion offers an attractive blend of rustic character and modern comfort, beautifully showcased through exposed beams, high ceilings, and thoughtfully retained original features. Set within a peaceful courtyard setting, the property provides stylish open-plan living with a well-appointed kitchen flowing seamlessly into a bright and spacious lounge/dining area, all enhanced by feature brickwork and quality finishes.

Both bedrooms are tastefully presented, with Bedroom One offering built-in wardrobes and Bedroom Two benefiting from delightful character details. The spacious bathroom combines practical design with exposed beams and a classic white suite.

Externally, the property enjoys a low maintenance garden mainly laid to lawn with a paved patio area, timber storage shed, and fenced boundaries, along with the oil storage tank discreetly positioned within the garden. The communal courtyard provides one allocated parking space.

A superb opportunity to acquire a character-filled barn conversion offering a warm and inviting home in a desirable setting.

Introduction

Gaydon is a small village lying in the heart of Warwickshire's countryside with a local community shop, petrol station and shop, pub, church and village hall. Gaydon has all the necessary elements to offer modern convenience in a rural setting. The village is well connected by road to local places of

interest including Warwick, Royal Leamington Spa and Stratford upon Avon. Junction 12 of the M40 motorway allows easy access to Oxford, London and Birmingham, with rail links from Banbury, Leamington Spa and Warwick Parkway.

Open Plan Kitchen/Living Room

Entered via elegant double doors from the shared courtyard, this beautifully designed open-plan space combines character and contemporary comfort. The kitchen is fitted with an excellent range of wall and base units topped with complementary work surfaces, incorporating an inset stainless steel sink and drainer. Integrated appliances include an electric oven with induction hob and stainless steel extractor hood, and an integrated fridge, with dedicated space and plumbing for both a washing machine and dishwasher. A Velux window to the side elevation enhances the sense of light and openness.

The room flows effortlessly into the impressive living and dining area, where high ceilings, exposed beams, and attractive brick features create an inviting blend of rustic charm and modern style. Laminate flooring extends throughout the space, and the area is well-served by two radiators. A double-glazed window and a further door provide access to the side garden, while an opening leads through to the internal hallway.

Hallway

A stylish internal hallway featuring an attractive exposed brick detail and contemporary ceiling spotlights, with doors

leading elegantly through to both bedrooms and the bathroom.

Bedroom One

A charming second bedroom featuring exposed beams that highlight the property's character, with windows to the side elevation allowing natural light to flow in. The room is finished with contemporary ceiling spotlights and includes a radiator for year-round comfort.

Bathroom

A spacious and well-appointed bathroom, partly tiled and featuring a classic white suite comprising a wash hand basin, WC, and a bath with shower over. Characterful exposed ceiling beams add a unique touch, while obscure double-glazed windows to the side elevation provides natural light with privacy. Additional features include a radiator and extractor fan for comfort and ventilation.

Bedroom Two

A beautifully presented double bedroom featuring charming exposed ceiling beams that enhance the room's character. The space includes built-in wardrobes for convenient storage, a radiator for year-round comfort, and double-glazed windows to the side elevation providing natural light.

Outside

Parking

The property benefits from a communal courtyard, within which there is multiple allocated parking spaces for the exclusive use of the property.

Rear Garden

The low maintenance garden is predominantly laid to lawn, offering a pleasant and versatile outdoor space. A small paved patio area provides an ideal spot for seating or outdoor dining, while a storage shed offers practical additional storage. Timber fencing encloses the garden, creating a sense of privacy, the oil storage tank is also located within the garden.

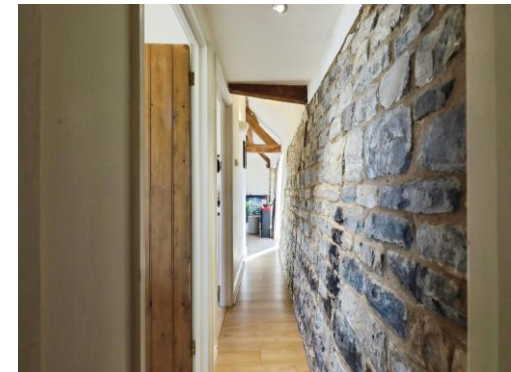
Council Tax

Local Authority: Stratford District Council

Band D

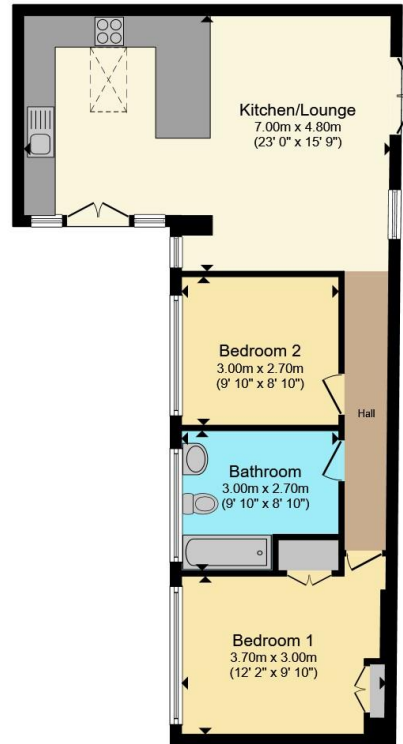
Viewings

Strictly by prior appointment via the selling agent.









Total floor area 65.4 m² (704 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Bridge Street
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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