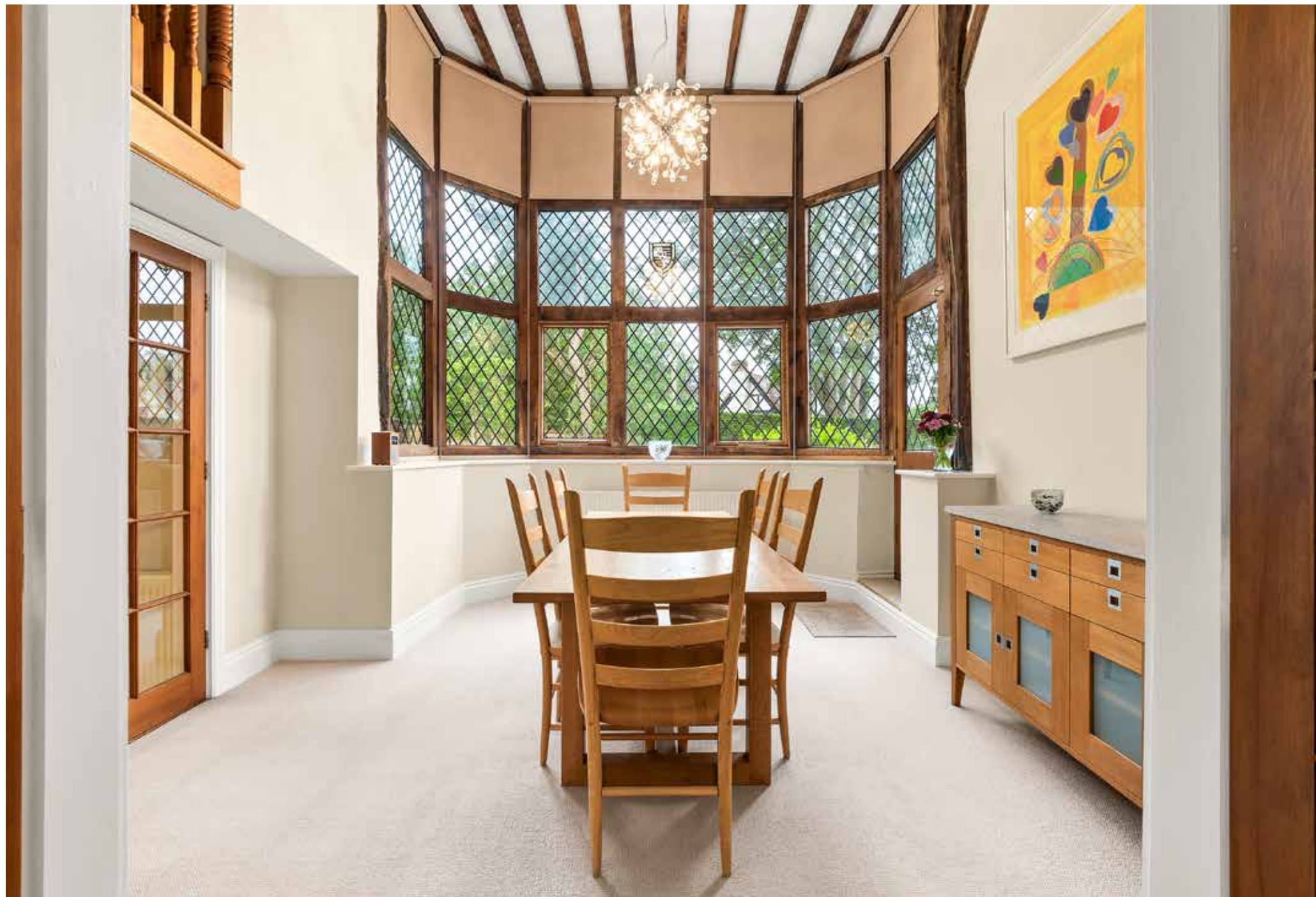




THE TYTHE BARN

Bearley, Warwickshire



A BEAUTIFUL LISTED BARN CONVERSION

With extensive accommodation and outbuildings combining period character with generous living space in a desirable location.



Local Authority: Stratford-on-Avon District Council

Council Tax band: H

Tenure: Freehold

Services: Main electricity, water and drainage are connected to the property. Gas central heating.



SITUATION

The charming village of Bearley offers the perfect blend of rural tranquillity and convenient connectivity. Just four miles north of Stratford-upon-Avon, residents can enjoy easy access to a wealth of shopping, leisure facilities, and the renowned Royal Shakespeare Theatre. Excellent transport links include nearby rail services from Coventry to London Euston and from Warwick Parkway to Marylebone, along with regular connections from Stratford-upon-Avon to both London and Birmingham—making commuting straightforward. The M40 (J15) is also within easy reach, approximately six miles away. The area is well served by a range of highly regarded state, grammar, and private schools, including Warwick Prep, King's High School for Girls, and Stratford-upon-Avon grammar schools. For leisure pursuits, there are racecourses at Stratford and Warwick, as well as golf courses at Bearley, Leek Wootton, and Stratford-upon-Avon. Nature lovers will particularly appreciate the nearby Heart of England Forest, offering expansive woodland walks, thriving wildlife habitats, and beautiful countryside, complemented by an extensive network of footpaths and bridleways to explore.



THE PROPERTY

The Tythe Barn is an exquisite Grade II listed home, rich in charm, character and timeless elegance.

A generous entrance hall provides an impressive introduction, leading into a superb range of versatile reception spaces. These include a stunning drawing room with an attractive feature fireplace, and a beautifully appointed dining room, enhanced by a striking galleried landing above and elegant windows that capture delightful views of the surrounding gardens. A generous sitting room provides a warm and inviting space for both relaxing and entertaining, complete with a dedicated study area ideal for modern living. The well-appointed breakfast kitchen is perfectly suited to everyday family life, complemented by a practical utility room and cloakroom.

Upstairs, the impressive galleried landing creates a wonderful sense of light and openness, overlooking the dining area below. The first floor continues to impress with a superb principal bedroom suite, alongside three further well-proportioned bedrooms and two stylish bathrooms, including an en suite, all thoughtfully arranged to provide both comfort and flexibility.





Externally, The Tythe Barn is further enhanced by a superb detached barn, offering both practicality and impressive versatility. This addition incorporates a double car port alongside beautifully presented, self-contained studio accommodation, ideal for guests, extended family or home working. The space includes a welcoming ground floor sitting room with an adjoining shower room, while the first floor provides a generous double bedroom or office.

The gardens and grounds are a particular highlight, enveloping the property and creating a wonderful sense of privacy and tranquillity. Carefully maintained and thoughtfully arranged, they offer an idyllic setting for outdoor living and entertaining, further enhancing the appeal of this impressive property.

The Tythe Barn presents a rare opportunity to acquire an attractive home that effortlessly blends character, generous living space, and beautiful surroundings, all set within a highly sought-after location.





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Date: 15 June 2026
Our reference: STR012515519

The Tythe Barn, Old Snitterfield Road, Bearley, Stratford-upon-Avon, CV37 OSH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,250,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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