



## Lavender Barn

Sedgeberrow, WR11 7UB

Andrew Grant

# Lavender Barn

Winchcombe Road, Sedgeberrow, WR11 7UB

**4 Bedrooms    3 Bathrooms    2 Reception Rooms**

Contemporary barn-style home with luxurious open-plan living, spacious bedrooms and a generous garden, set within an exclusive rural enclave and enjoying views over the Cotswold Hills, well suited to family life.

- Substantial contemporary barn conversion offering over 2,900 sq ft of beautifully appointed accommodation over two floors, featuring Porcelanosa tiles, Roca sanitaryware, and Karndean flooring throughout.
- Stunning open-plan kitchen, dining and family space complemented by a separate sitting room with wood burner, enhanced by underfloor heating throughout the ground floor.
- Triple bi-fold doors open onto a generous paved terrace and a level Rolawn turf is enclosed by timber fencing.
- Decorative gravelled driveway and double car port provide ample parking, while a glass canopy shelters the entrance.
- Peaceful rural setting within an exclusive development on Winchcombe Road, close to local towns and countryside.

Lavender Barn is one of just four bespoke homes in a select rural development and extends to over 2,900 sq ft. The thoughtfully arranged accommodation combines stylish finishes with practical family living, centred around a superb open-plan kitchen/dining/family room. A separate sitting room and a study add flexibility, while four generous double bedrooms – two with en-suite facilities – are arranged around a vaulted landing. The property also benefits from an MVHR (mechanical ventilation with heat recovery) system, enhancing energy efficiency and indoor air quality. Outside is a landscaped rear garden and a double car port alongside a gravelled driveway, making this a home ideal for modern country living.

**2927 sq ft (272 sq m)**





## The kitchen area

Forming the heart of the home, the kitchen is a carefully designed workspace and gathering point. Bespoke cabinetry with high quality quartz surfaces integrates a suite of Bosch appliances and an induction hob. A central island extends the preparation space, incorporating wine cooler and providing an ideal spot for casual meals. A wide window above the sink frames views of the garden and the room opens directly into the family dining area.



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## The living and dining area

This expansive living and dining space extends beyond the kitchen to create a versatile area for family life and entertaining. Triple bi-fold doors blur the boundary between inside and out and lead onto the paved terrace. A side window draws in additional views and the floorplan allows for clearly defined seating and dining zones while remaining open to the kitchen for relaxed interaction.



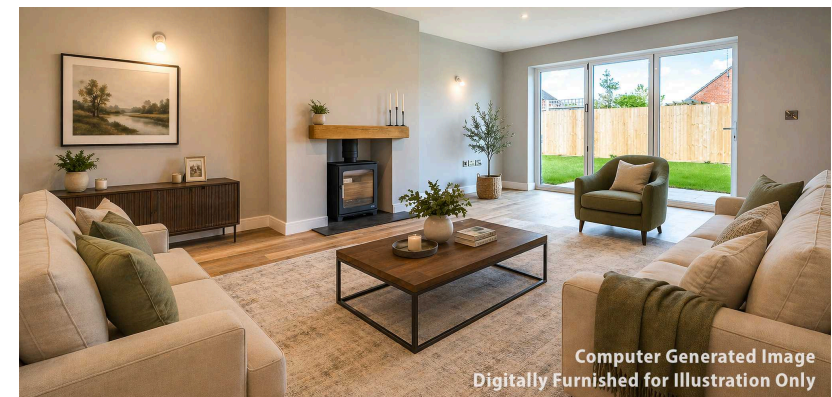


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## The living room

Designed for more intimate gatherings, the sitting room offers a comfortable retreat away from the open-plan hub. A contemporary wood-burning stove set into a recess with an oak mantel forms the focal point and promises cosy evenings. Wide glazed doors open directly onto the terrace and garden beyond, while internal double doors connect back to the hall and living spaces.



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## The study

Ideal for home working or quiet study, this room enjoys a pleasant outlook through a three-panel window. There is ample wall space for shelving and desks, while multiple data and power points are fitted for today's technology. Situated off the hall, it provides a private workspace and features a convenient walk-in cupboard, ideal for additional storage.



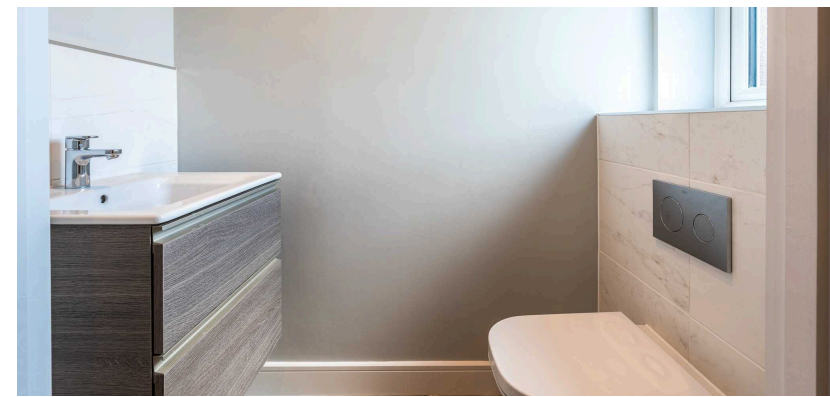
## The utility

A practical utility room complements the kitchen and is fitted with matching units and hard-wearing worktops. A stainless steel sink sits beneath a side window and there is space and plumbing for laundry appliances. The room keeps domestic tasks discreetly away from the living areas.



## The hallway and cloakroom

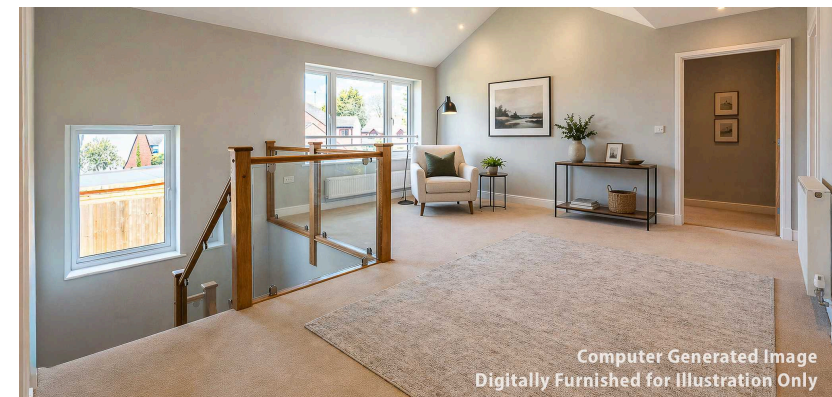
A welcoming hallway sets the tone for the home. Oak internal doors lead off to the principal reception rooms and a carpeted staircase with oak balustrade rises to the galleried landing. Glazed double doors link to the open-plan living space. A neatly designed cloakroom sits off the hall and includes a wall-hung WC, contemporary vanity unit and obscured window.





## The landing

The first-floor landing is an impressive space in its own right, with a vaulted ceiling and a glass and oak balustrade that overlooks the stairwell. A large picture window and additional side window flood this area with light and offer views across the surrounding development. The landing gives access to four generous bedrooms and the family bathroom.





## The primary bedroom

The principal bedroom enjoys superb proportions and offers space for both sleeping and dressing zones. A large window frames the outlook over the rear garden and there are discreet wall light points for bedside illumination. A door leads through to a private en-suite shower room.





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## The primary en suite

The en-suite is finished in stylish stone-effect tiling and features a generous glazed shower enclosure with both rainfall and hand-held fittings. A wall-hung vanity unit with inset basin provides storage and a heated towel rail warms the room. A concealed cistern WC and an obscured window complete this contemporary space.



## The second bedroom

The second bedroom is another well-proportioned double room with a wide window overlooking the development. Its generous floor area offers flexibility for furniture arrangements and a door leads to its own modern shower room. This suite would suit guests or an older child seeking a little more independence.





## The second bedroom en suite

The second bedroom's en-suite shower room is appointed with large-format tiling and a glazed enclosure housing a contemporary shower. A floating vanity unit with inset basin provides storage and a heated chrome towel rail ensures warm towels. The scheme is completed with a concealed cistern WC and mirror.



## The third and fourth bedrooms

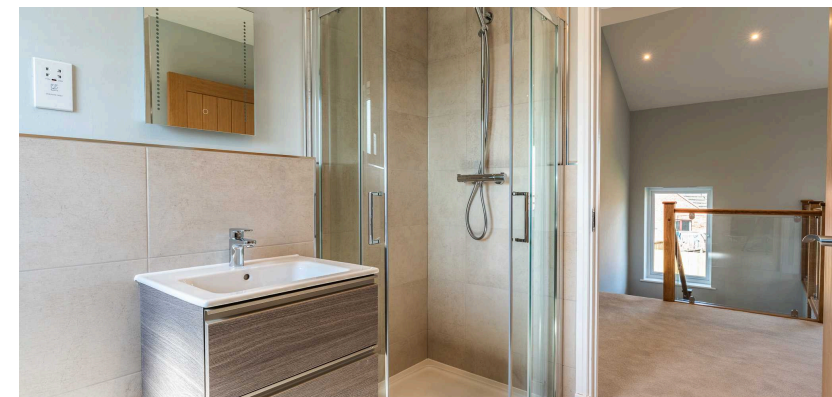
The third bedroom is a spacious double room enjoying an outlook over the garden through a wide casement window. There is plenty of space for a double bed and freestanding wardrobes. Positioned to the front of the home, the fourth bedroom is another generous double with a three-pane window. It comfortably accommodates a large bed alongside other bedroom furniture and benefits from easy access to the main family bathroom off the landing.





## The bathroom

The family bathroom is luxuriously equipped with both a deep bathtub and a separate glass-fronted shower cubicle. Stone and mosaic tiling create a refined finish. A wall-hung vanity unit with inset basin and concealed cistern WC are complemented by a contemporary ladder towel radiator, while an obscured window provides natural light and privacy.





## The garden

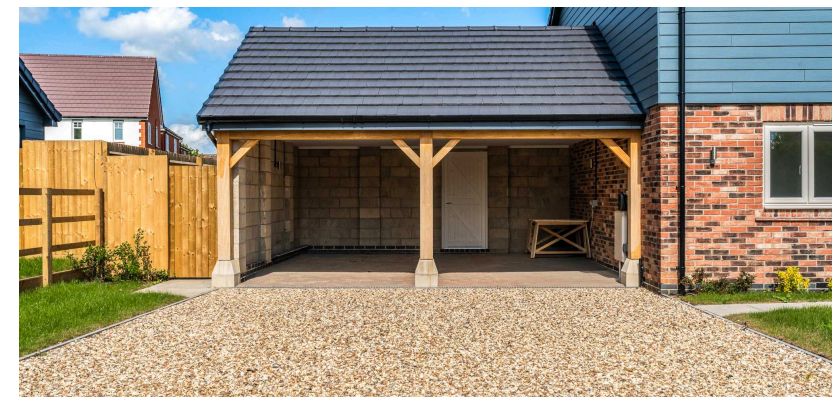
To the rear lies a generous enclosed garden. A broad paved terrace runs along the back of the home and provides plenty of space for outdoor dining and seating. Beyond, an expanse of level lawn offers a safe play area for children and pets. A gate leads to the driveway and car port.





## The driveway and parking

At the front of the property, a decorative gravelled driveway provides ample parking and leads to an oak-framed double car port under a tiled roof. There is additional space for visitor parking and a pathway borders a neatly turfed front lawn. A timber gate at the side gives secure access to the rear garden.



# Location

Lavender Barn lies within a small, exclusive development just off Winchcombe Road, positioned on the edge of open countryside with far-reaching rural surroundings. The setting combines a sense of privacy with excellent accessibility, and is further enhanced by its proximity to the well-regarded Cotswold Designer Outlet, offering a wide range of retail and dining options within easy reach.

Nearby villages provide a variety of day-to-day amenities including farm shops, traditional inns and primary schooling, while the highly sought-after market towns of Broadway and Evesham offer a broader mix of independent boutiques, supermarkets and leisure facilities. The area is well connected, with convenient road links to Cheltenham and surrounding Cotswold destinations, while Evesham's mainline station provides direct services to Worcester and London.

The property enjoys a position that effectively borders the Cotswolds, placing it within immediate reach of some of the region's most celebrated countryside. An extensive network of footpaths and bridleways can be accessed nearby, making it particularly appealing for walking, cycling and outdoor pursuits.

# Services

Services are to be confirmed.

Broadband Speed: Superfast broadband available. Download speeds up to 75 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

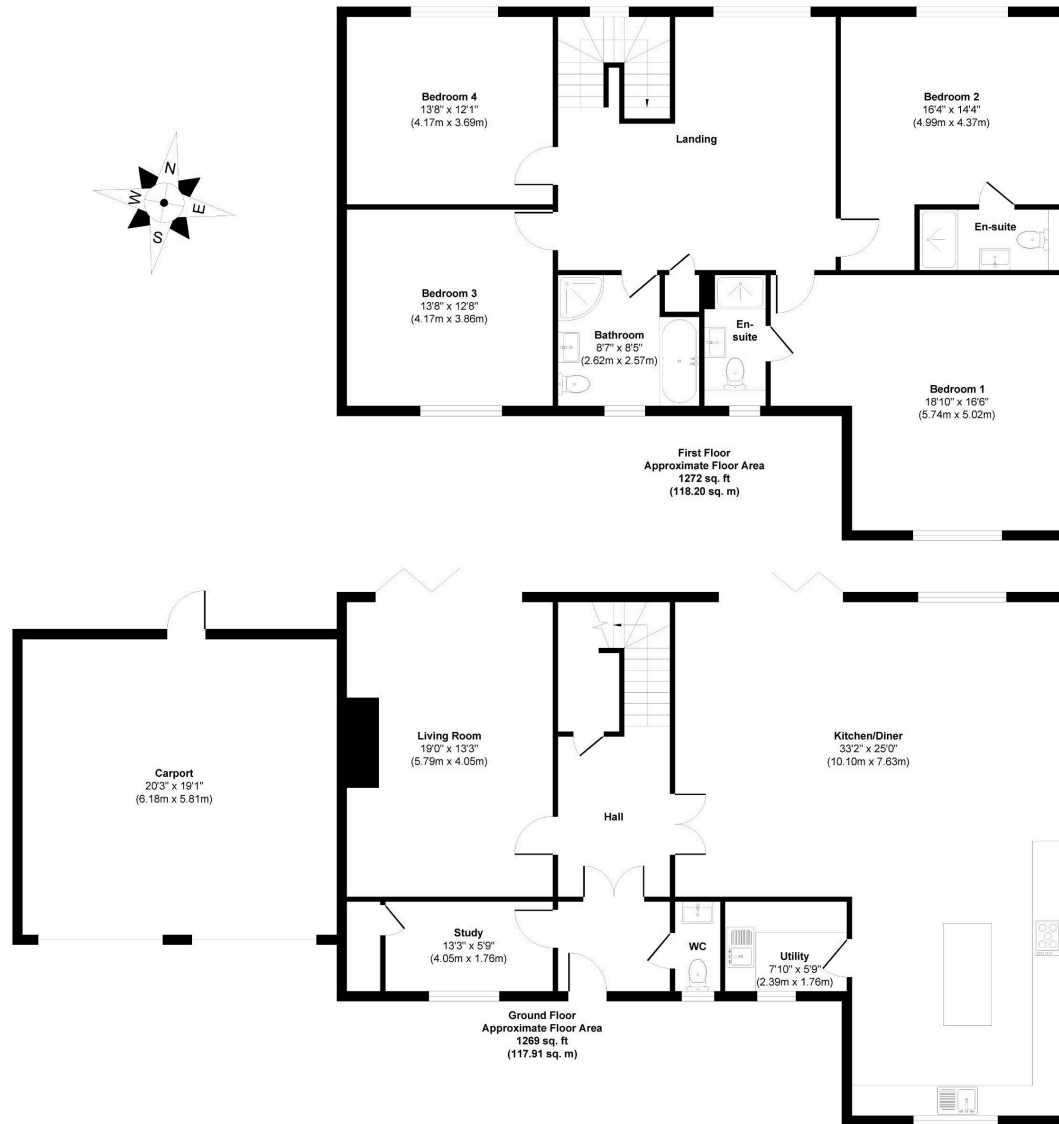
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

# Council Tax

The Council Tax for this property is to be confirmed



# Lavender Barn, Winchcombe Road, WR11 7UB



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Approx. Gross Internal Floor Area 2927 sq. ft / 272 sq m (Including Carport)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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