



NEWLANDS BARN

FIVE WAYS ROAD, SHREWLEY WARWICK CV35 7HZ

An attractive, two-bed barn conversion in rural location.

£1650 PCM

Orpwood House, School Road
Ardington, Wantage, Oxfordshire OX12 8PQ
T 01235 862888 | E oxford@brown-co.com



Description and Location:

A very attractive, 2-bedroom barn conversion. The property is set in a beautiful rural location with far reaching views over arable fields and benefits from underfloor heating, and exposed beams. There is an open plan living/dining/kitchen area and 2 bedrooms one with en-suite shower-room. Outside there is a south-west facing patio area. The property is conveniently located within 5 miles of Warwick city centre and 10 miles of junction 15 of the M40. Hatton train station is 2 miles away with direct regular trains into Birmingham and London.

Directions:

From junction 15 of the M40 take the A46 towards Coventry. Exit the A46 for Warwick onto the A425 and at the roundabout take the first exit onto the A4177. Continue along Birmingham Road for approximately 2.5 miles and turn left onto Stoney Lane, at the cross roads turn right onto Fiveways Road and the property is 100 yards on the right-hand side.

Accommodation:

Living Space: Open plan snug, kitchen and dining room with ceramic tiled floors and doors leading out onto the patios and garden. The Kitchen area has fitted base and wall units and an electric range cooker with 5-zone ceramic hob. There is space for a freestanding fridge freezer, along with space and plumbing for a washing machine and dishwasher.

Bedroom 1: Fitted carpets. Large double glazed windows overlooking the patio and courtyard and sky lights providing a light and airy feel within the room.

Ensuite: With tiled walls, ceramic tiled flooring, W/C hand basin and shower cubicle.

Bedroom 2: Double glazed windows with skylights. Fitted carpets.

Bathroom: Tiled floor, hand basin, W/C, towel rails and bath with overhead shower.

Outside: The property benefits from views over open countryside, there is a south-west facing patio with a further patio to the side of the property. There is ample parking for multiple cars with two electric car charging points. The property is fenced and gated with a garden shed and also has a small lawn.

Services:

Mains water, air source heating, electric and private drainage. Telephone and broadband available subject to British Telecom regulations, with all costs being the responsibility of the tenant.

Furnishing:

To be let unfurnished with floor coverings and oven only. A photographic Schedule of Condition will be taken at the start of the

tenancy, with a copy being supplied to the tenant.

Deposit:

The deposit is £1,903.00 (the equivalent of 5 weeks rent) to be held by the Deposit Protection Scheme.

Energy Performance:

The Energy Performance Efficiency Rating is C

Council Tax

Warwick District Council: Council Tax Band E.

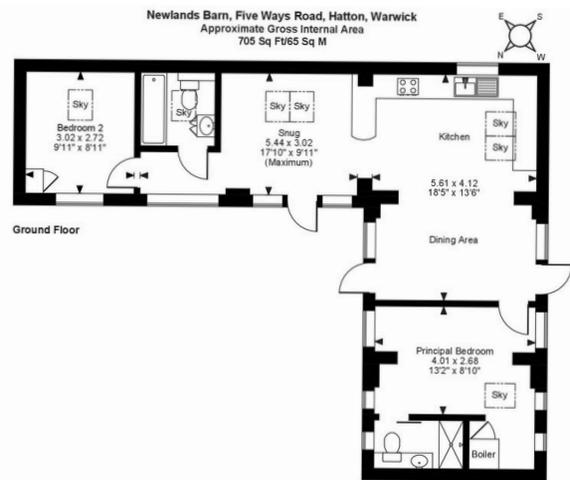
Council Tax Charges for 2026/2027: £2975.00

Availability & Viewing:

The property is available from 14th April 2026. Viewings by appointment only through agents, Brown & Co, Oxford 01235 862888 or oxford@brown-co.com

Right to Rent Checks:

In accordance with the most recent Right to Rent Checks, potential tenants will be required to provide proof of identity and address to the agent once an offer has been submitted and accepted.



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Score	Energy rating	Current	Potential
92+	A		117 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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