



The Hayloft
Gaydon Farm Barns | Kineton Road | Gaydon | CV35 0EX

STEP INSIDE

The Hayloft

A charming, detached barn conversion, full of character features, with a west facing secluded garden, on the edge of this popular village.

Accommodation Summary

The welcoming entrance hall, with tile flooring, leads to a cloakroom, utility room and the fabulous kitchen/dining/sitting room with timber flooring throughout, stunning wood burner with oven above and patio doors to the rear garden. Large south facing windows allow plenty of sunlight.

The kitchen area is well fitted with double oven, gas hob, fridge/freezer and dishwasher. There is also an air conditioning unit.

A ground floor double bedroom was added in 2023, with timber flooring, an en-suite shower room and patio doors to the garden.

The whole of the ground floor has underfloor heating.

Upstairs are two further double bedrooms with built in wardrobes and a family bathroom. The landing can be used as a study area and has an air conditioning unit.

Planning permission for a garden room.

24/03225/FUL

DateValid: 20/12/2024

Status: Permission with Conditions

Proposal: Garden Room Extension

















STEP OUTSIDE

The Hayloft

Outside

There is parking for two/three cars in front of the property. The rear garden is private, sunny and wraps around, with a patio, decking and a garden shed.

Location

Gaydon is a pretty village in Warwickshire. There are a number of walking and cycling trails, which offer stunning views of the surrounding countryside. The village is located on the edge of the Cotswolds, an area of outstanding natural beauty, with easy access to the Fosse Way.

The charming towns of Stratford-upon-Avon, Leamington Spa and Warwick are all close by.

The M40 motorway is five minutes' drive and Banbury station just beyond, from where there is a frequent train service to London, with a journey time of approximately one hour. Warwick Parkway to Birmingham, 25 minutes.

(All times and distances are approximate)





Services

Mains drainage, water, and electricity.
Propane tank for the development.

Local Authority
Stratford-on-Avon

Property Tenure: Freehold

Notes: Gaydon Farm Barns is a private development of 7 properties which is maintained by Gaydon Farm Barns Ltd. There is a monthly charge of £10.

Mobile Phone Coverage - 4G and 5G mobile signal appears to be available in the area. We advise you to check with your provider.

Broadband Availability - Superfast Broadband Speed appears to be available in the area. We advise you to check with your provider.

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01789 332600.

Website

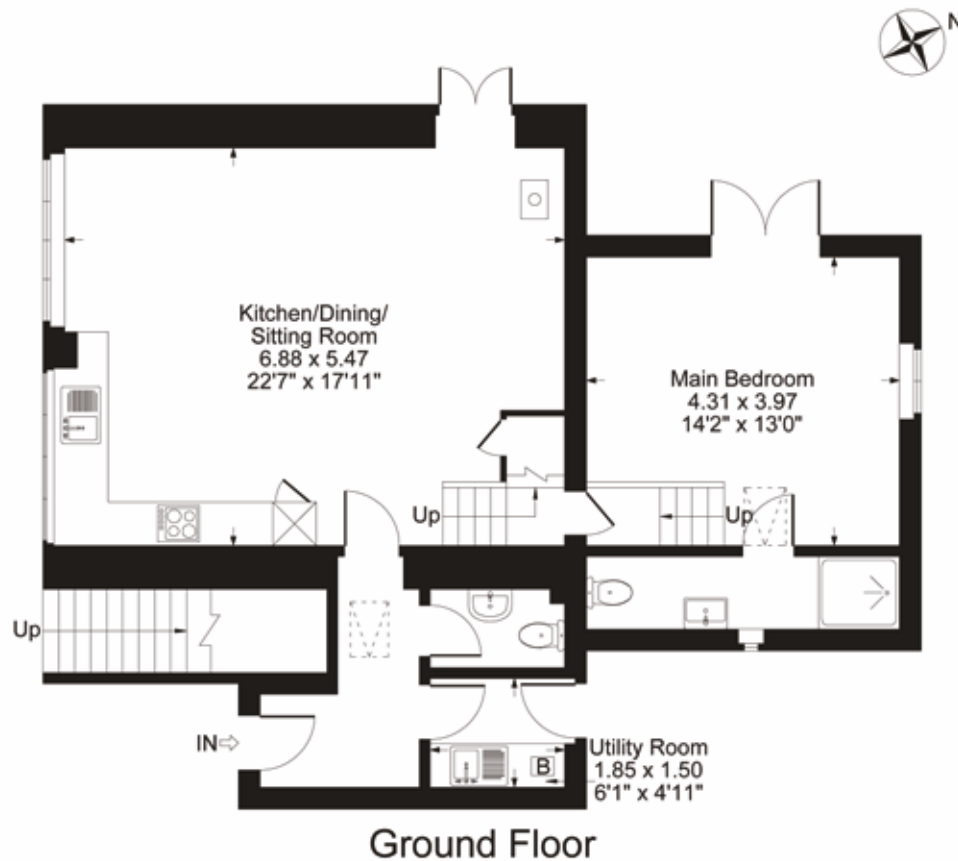
For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Directions

Approaching Gaydon from Kineton on the Kineton Road the entrance to Gaydon Farm Barns is on the left as you enter the village.

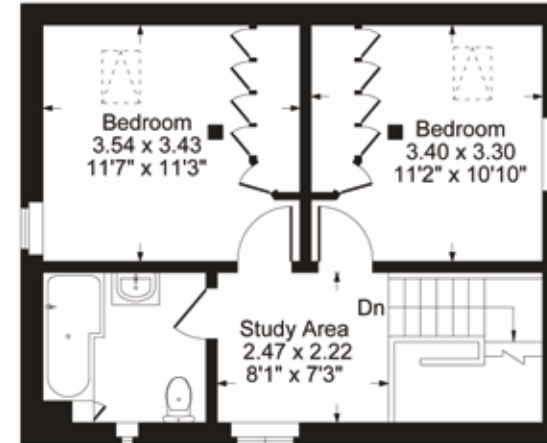
No onward chain.





Approximate Gross Internal Area
Ground Floor = 72.99 sq m / 786 sq ft
First Floor = 37.63 sq m / 405 sq ft
Total Area = 110.62 sq m / 1191 sq ft

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 08775854, VAT Reg No 178445472. Registered Office: 5 Regent Street, Rugby, CV21 2PE Printed

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NIGEL PLASKETT

PARTNER AGENT

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Fine & Country Oxford, Abingdon and Wallingford , Stratford-upon-Avon ,
Wolverhampton and Walsall , Banbury, Buckingham and Brackley
Elizabeth Court, Church Street, Stratford-upon-Avon, Warwickshire CV37 6HB
+44 (0)7807 392202 | nigel.plaskett@fineandcountry.com

