



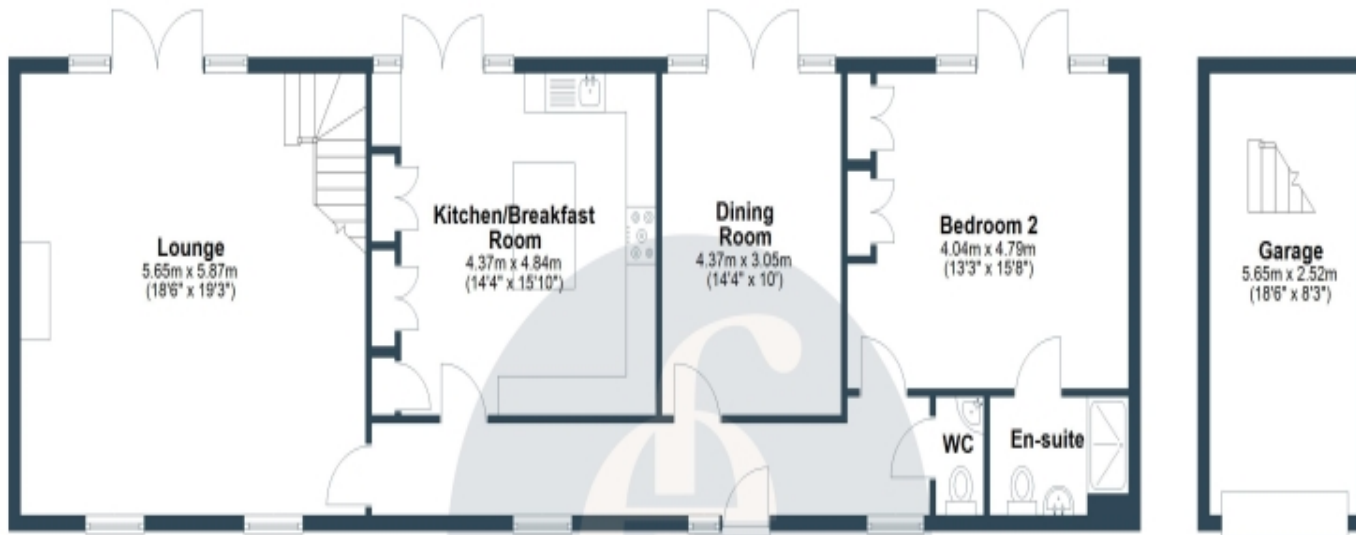
**Netherstead Court Morton Bagot, Morton Bagot, Studley,
B80 7FG**

Offers In Excess Of £775,000



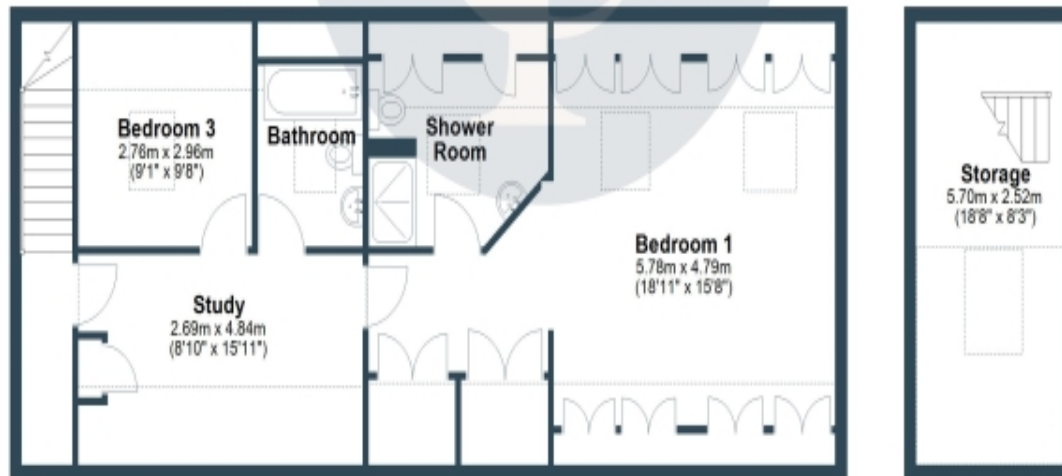
Ground Floor

Main area: approx. 92.1 sq. metres (991.0 sq. feet)
Plus garage: approx. 14.3 sq. metres (153.5 sq. feet)
(excluding unnamed room, WC)



First Floor

Main area: approx. 67.8 sq. metres (730.0 sq. feet)
Plus garage: approx. 14.3 sq. metres (153.5 sq. feet)
(excluding unnamed room, unnamed room, unnamed room, unnamed room)



Main area: Approx. 159.9 sq. metres (1720.9 sq. feet)

Plus garages: approx. 28.5 sq. metres (307.1 sq. feet)

Prepared to be wowed at Netherstead Court!

A bespoke development dating back to the 18th Century with a perfect blend of comfort and convenience. A group of just 10 luxury barns skilfully converted in 2007, situated in an exclusive gated development within the highly regarded village of Morton Bagot. Occupying a prime location, the property benefits from overlooking the most wonderful views and is surrounded by 200 acres of stunning Heart of England countryside.

Morton Baggot is a small village located in the county of Warwickshire, England. The village is situated near the River Arrow and is surrounded by beautiful countryside. The village has a rich history dating back to the 11th century when it was mentioned in the Domesday Book.

Morton Bagot is surrounded by beautiful countryside and is a great place for outdoor activities such as hiking, cycling, and fishing. The village is located near the Arrow Valley Country Park, which is a popular destination for families and nature lovers. The park has a variety of walking and cycling trails, as well as a lake where visitors can fish. Overall, Morton Bagot is a charming village with a rich history and beautiful surroundings, making it a great place to visit or call home. Positioned 6 miles from Alcester, 10 miles from Stratford-upon-Avon, and 4 miles from Henley-in-Arden. There is a wide range of state, private, and grammar schools to suit all ages in the local towns. The area enjoys good road links to the motorway network, and there are mainline train services to Birmingham and London from Warwick Parkway, Stratford Railway Station, and Henley in Arden Railway Station.

The barn creates the perfect balance of period charm and fashionable contemporary decor. As you are invited into the homely, high-end presentation, it is clear this is not your average home, and that the current owners take a huge amount of pride in their home and presentation. Since owning the property for the past 6 years, they have improved, invested, and polished what was already a beautiful home into an exquisite residence. Any new owner will be lucky to inherit such a stunning home.

We absolutely love number 7 Netherstead Court, and we believe you will too.

The property is approached across an immaculately kept and attractive courtyard, with a pretty, planted Lavender pathway leading up to the attractive arched front door. From the exterior of the property, you'll also notice the fabulous tall arched floor-to-ceiling windows presented externally in a country sage green that perfectly complements the original brickwork.

Once through the front door, you arrive in the welcoming hallway, which offers access to the versatile ground-floor accommodation.

At the far end of the barn is one of the most outstanding features of this delightful home is the superbly spacious and incredibly light and airy sitting room with shuttered windows overlooking the courtyard, and French doors opening to the rear terrace and gardens. The eye-catching vaulted ceiling and exposed beams are a particular feature of this property, and together with the full height brick feature fireplace with log burner, create a very special space to relax and enjoy. Your only issue here will be moving from here to upstairs when it is bedtime!

The first-floor stairs flow from here to the mezzanine landing that is ideal for a reading spot, a peaceful, quiet corner, or just a space to observe the everyday life that is passing by in the sitting room!

The hub of the home is the well-appointed breakfast kitchen that boasts a range of wall and base units complemented with a Granite worksurface. Centrally positioned is the island offering a breakfast bar, ideal for casual dining or a place for a glass of wine whilst chatting to the cook. Offering an excellent range of fitted appliances, including the large double stainless steel range cooker incorporating a six-burner gas hob and extractor above. There is also an integrated dishwasher, wine cooler, and tall fridge freezer, together with an inset microwave. Double arched French doors open onto the private gardens and invite the open countryside inside.

Conveniently located next to the kitchen is the charming dining room. This is a perfect space for special occasions or a versatile room if a fourth bedroom or reception room is required. Due to being positioned next to the kitchen, it could easily be opened through to the kitchen to create an open-plan, larger kitchen, subject to the necessary planning permissions that we believe have been granted previously.

The barn lends itself to all ages and includes a ground-floor bedroom with an en-suite for anybody who prefers a ground-floor sleeping arrangement, for a touch of independence or privacy. This stunning bedroom has a large arched window to the rear with double French doors leading directly to the terrace and garden. There is also an excellent range of built-in wardrobes, and this immaculately presented bedroom has an en-suite leading off, with a double shower cubicle, a contemporary hand basin unit with vanity unit and a low-level W.C.

Completing the ground floor is the guest cloakroom/W.C.

Upstairs is as impressive as the ground floor and comprises a master bedroom suite with handcrafted fitted bedroom furniture making use of all of the eave space, including wardrobes, cupboards, and drawers. The suite is complemented by a spacious en-suite with a corner shower cubicle, low-level W.C, and wash hand basin. There is also the practicality of space for the washing machine, neatly positioned in the corner.

There is a further double bedroom with ample storage and a family bathroom with a jacuzzi bath, and a modern suite.

Accessed through four sets of French doors leading from the sitting room, dining room, kitchen, and ground floor bedroom suite, is the beautifully presented garden and stunning views beyond. The spacious Cotswold stone patio runs the width of this home, offering ample space to dine Alfresco, entertain family and friends, or simply relax in this sheltered sunny spot. The garden itself has an array of mature trees and shrubs fringing the immaculately tidy lawned area. Together with the patio area, there is a further raised wooden decked area, perfect for garden seating or dining furniture, and built-in seating to the opposite side with feature railway sleepers and planted beds. Further seating is built in to the rear of the garden is a lovely mature and very neatly trimmed Beech hedge with a gate to the centre offering access to the pathway leading to your beautiful communal 3 acre meadow, the stunning back drop to which is over 200 acres of "Heart of England" countryside and together with a paddock owned by the development, this really is the icing on the cake for this perfect country home.

The property has its own garage directly across the courtyard with private parking to the front of and up to five further parking spaces if required. Guests can also use the separate gravelled car park to the side of the barns. The garage has ample space for a car or storage and benefits from a spacious top-floor loft space with a ladder and lighting.

Viewing is highly recommended to appreciate the prime position and stylish presentation.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

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