

Fox Barn, Idlicote Estate Barns, Idlicote, Shipston-on-Stour, CV36 5DW

- Idyllic rural location with delightful countryside views
- Impressive open-plan kitchen, dining and living space with vaulted ceilings
- Four bedrooms and three bathrooms
- Main bedroom with walk-in dressing room and en suite shower room
- Underfloor heating throughout
- Utility room and cloakroom
- Double garage with potential
- Gated driveway and landscaped gardens.
- Structural warranty in place until 2034
- No onward chain

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£895,000

A rare opportunity to purchase a contemporary barn conversion in the most idyllic countryside setting. The stunning open-plan living space is very special, featuring vaulted ceilings and sliding doors opening onto the gardens. Four bedrooms and three bathrooms complete the interior. Externally, the property benefits from a gated driveway providing parking for several vehicles, a double garage and beautifully landscaped gardens with delightful countryside views beyond. No onward chain.

ACCOMMODATION

OPEN PLAN KITCHEN/ DINING AND LIVING ROOM
A spectacular open-plan living space featuring vaulted ceilings, exposed roof timbers, brickwork, steelwork and sliding doors opening onto the gardens. The contemporary kitchen is fitted with integrated appliances, including an oven, microwave and dishwasher, together with an induction hob and stainless-steel Belfast sink. A long breakfast bar provides additional seating and workspace. The spacious dining and sitting areas enjoy an abundance of natural light.

CLOAKROOM

UTILITY ROOM
Door to garden, boiler cupboard and space for appliances.

MAIN BEDROOM WITH ENSUITE SHOWER ROOM
Window to side, walk-in wardrobe with sliding doors to the ensuite shower room featuring a double-width shower cubicle, twin wash hand basin unit with drawers below and a WC.

GUEST BEDROOM WITH ENSUITE
With window to side and sliding door to en suite shower room, with double-width shower cubicle, ceramic wash hand basin and WC.

TWO FURTHER BEDROOMS

STYLISH BATHROOM
With window to front, feature pebble bath, separate shower, extra-wide wash hand basin unit and WC.

OUTSIDE
The property is approached via a gated shared driveway leading onto a private stone chipping driveway, providing generous parking for several vehicles. The double garage features two sets of doors to the front, internal power and lighting, water and WC, an electric vehicle charging point, useful rafter storage space and a door providing access to the rear. The beautifully landscaped side and rear gardens are predominantly laid to lawn, complemented by stone-chipping pathways and thoughtfully positioned seating areas. The gardens enjoy delightful countryside views, providing an idyllic setting for outdoor entertaining and relaxation. There are fruit tree saplings and an area to grow crops. Further features include external lighting, outdoor power points and an outside tap.

GENERAL INFORMATION
TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity and water are connected to the property. Air source pump for heating. There is a micro sewage treatment plan whereas surface drainage is shared. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with a shared driveway as rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Sept26) | Minimum Mobile Coverage: 76% O2 (Checked on Ofcom Sept26)

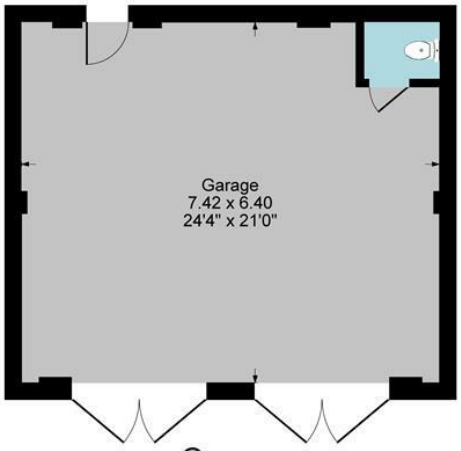
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E



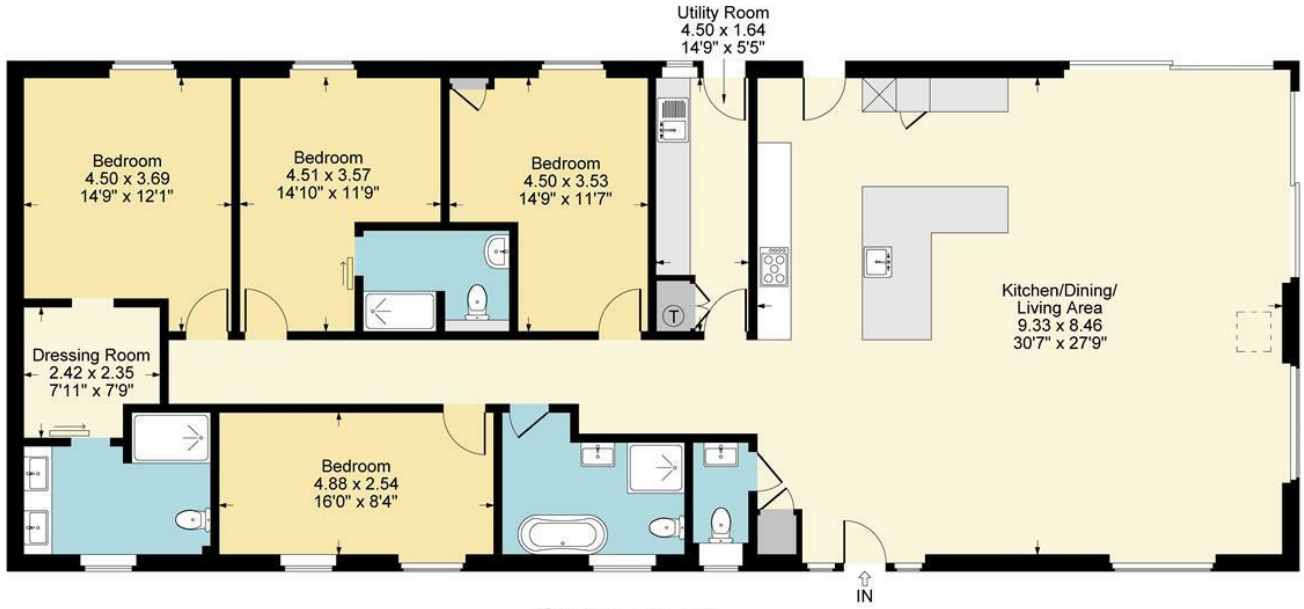




Approximate Gross Internal Area
Ground Floor = 191.42 sq m / 2060 sq ft
Garage = 47.48 sq m / 511 sq ft
Total Area = 238.09 sq m / 2571 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Garage



Ground Floor







DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.