



**3 Church Farm Barns,
Church Farm, Morton Bagot, Nr. Studley, Warwickshire, B80 7EJ**

£1,350

UNDER APPLICATION - Number 3 Church Farm Barns is one of three properties in a converted barn development, located in a popular part of Warwickshire, close to Studley and Henley-in-Arden.

Accessed via a private driveway, there is ample off-road parking. The property briefly comprises three bedrooms, two bathrooms, large open plan kitchen/living/dining room, under-floor heating, downstairs W.C and wood burning stove.

Benefiting from a wealth of character features with exposed timber beams, vaulted ceilings, large feature fireplace and stunning countryside views across open fields beyond.

Heating & Hot water Included.

Morton Bagot is a small hamlet nestled amidst the beautiful Warwickshire countryside and lies some 6 miles to the east of Alcester, 10 miles from Stratford-on-Avon and 4 miles from Henley-in-Arden. It has a rural, peaceful ambience with a local parish 13th Century Church.

Henley-in-Arden offers facilities for day to day shopping but for a wider range of shopping and leisure facilities, they can be found in either Stratford-upon-Avon or Alcester. Further afield Warwick is 12 miles away and Birmingham City Centre is 18 miles. There is also 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 main line train services to Birmingham and London from Warwick Parkway, Stratford Railway Station and Henley in Arden Railway station.

Strictly no pets permitted



Situated in a picturesque setting with views to the horses and open fields beyond. A paved path leads to No 3, with a small paved patio area and double glazed front door opening into:-

Entrance Hall

6'2" x 5'6" (1.90m x 1.68m)

Tiled floor with underfloor heating, staircase rising to the first floor, door through to the lounge and door opening into:-

Cloakroom

6'4" x 3'10" (1.95m x 1.19m)

Tiled floor with underfloor heating, low level W.C. Floating wash hand basin with chrome mixer tap over, extractor fan and tiling to splash backs.

Open Plan Lounge / Kitchen Diner

30'6" max x 13'10" min / 17'3" max (9.30m max x 4.23m min / 5.27m max)

Fitted carpet with underfloor heating, magnificent feature brick fireplace with timber beam and inset multi fuel burning stove. Large 4-paned double glazed window to the front with views over the church and neighbouring countryside. Four further double glazed windows to the front, side and rear. Door to the under-stairs storage cupboard housing the hot water cylinder, meter and heating controls.

A modern shaker style kitchen with a range of wall, base and drawer units with roll top work surfaces over. Built in electric oven, inset electric hob with chrome chimney style extractor hood over, stainless steel 1 1/4 sink unit with chrome mixer tap over, tiling to splash backs, integrated dishwasher, refrigerator, freezer and automatic washing machine. Feature exposed timber beams.

First Floor

Feature vaulted ceiling with galleried landing, double glazed window and two double glazed Velux windows, feature exposed timber beams, radiator, doors to three bedrooms and bathroom, loft storage cupboard.

Bedroom One

12'3" x 11'4" (3.74m x 3.47m)

Feature vaulted ceiling, radiator, 4-pane double glazed window to the front, feature exposed timber beam, double glazed roof light and door to:-

En-Suite

11'3" x 5'6" (3.43m x 1.70m)

Double glazed window overlooking the fields beyond. Quadrant shower cubicle with mains fed shower over, pedestal wash hand basin with chrome mixer tap

over, tiling to splash backs, shaving point, low level W.C. Ladder style heated towel rail, panelled bath with tiling to splash backs, tiled flooring, extractor fan and feature exposed timber beams.

Bedroom Two

8'7" x 8'7" (2.64m x 2.63m)

Fitted wardrobes with hanging rail and storage cupboards above, radiator, wall mounted T.V point and double glazed window to the front and side.

Bedroom Three

9'7" x 8'11" (2.93m x 2.74m)

Double glazed window to the front, radiator, vaulted ceiling with exposed timber beams, wall mounted T.V point.

Bathroom

8'7" x 6'10" (2.64m x 2.09m)

Panelled bath with chrome mixer tap and tiled to splash backs, quadrant shower cubicle with mains fed shower over, pedestal wash hand basin with chrome mixer tap, low level W.C. Ladder style heated towel rail, shaving point, loft storage cupboard, extractor fan and double glazed window to the side.

Additional Information

Services: Water, electricity and drainage are connected to the property. The heating is operated via bio-mass boiler.

Council Tax: Stratford on Avon District Council - Band F (www.stratford.gov.uk).

Viewing: Strictly by prior appointment through John Earle on 01564 794343.

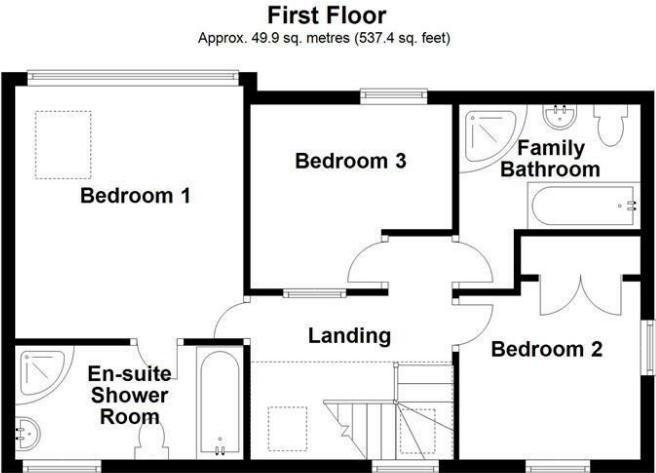
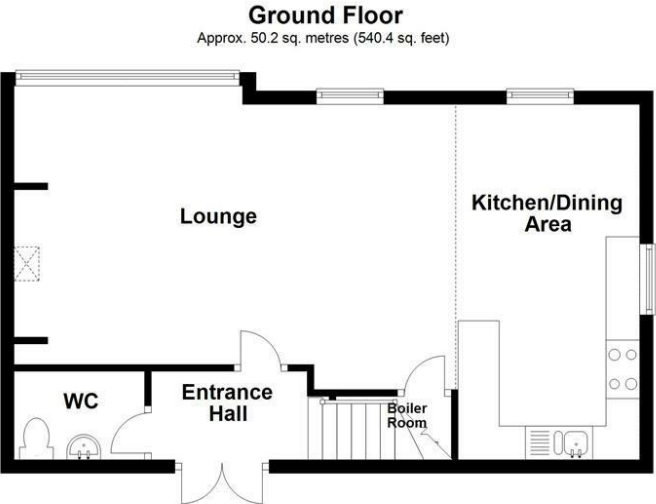
A dilapidations deposit will be applicable of 5 weeks rent – this is displayed individually per property

A holding deposit is required upon application, equivalent of 1 weeks rent.

John Earle is a Trading Style of John Earle & Son LLP
Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD
Reg. No. OC326726







Total area: approx. 100.1 sq. metres (1077.8 sq. feet)

Floor plans are intended to give a general indication of the proposed layout Details within are not intended to form part any contract.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

