



**2 Church Farm Barns,
Church Farm, Morton Bagot, Studley, Warwickshire, B80 7EJ**

£1,500 Per Month

Number 2 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 en-suites, family bathroom, large open plan living/dining room, under-floor heating, utility room, downstairs W.C and real 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 2, with a small paved patio area and double glazed front door opening into:-

Entrance Hall

With tiled underfloor heating, exposed beams and door to:-

Utility Room/W.C.

4'11" x 7'6" (1.5m x 2.3m)

With tiled underfloor heating, low level W.C, wall.mounted boiler, double glazed window with views to the fields, inset stainless steel single bowl, single drainer sink unit with chrome mixer tap over, washing machine, tiling to splash backs, wall and base unit with roll top work surface over, extractor fan.

Fully Fitted Kitchen Area

14'9" x 9'2" (4.5m x 2.8m)

A full range of wall, base and drawer units with roll top work surfaces over, tiled underfloor heating, exposed beams, integrated appliances to include: fridge freezer, dishwasher, electric oven and hob with extractor hood over, double glazed window with views to the fields beyond, inset stainless steel 1/4 sink unit with chrome mixer tap over.

Spacious Sitting and Dining Area

29'4" x 17'4" (8.95m x 5.3m)

With fitted carpet and underfloor heating, exposed beams throughout, three double glazed windows to the front and tall double glazed window to the rear, feature fire place with log burning fire, exposed brick surround with wooden mantle piece and flagstone hearth, under stairs storage cupboard, carpeted stairs rising to the first floor.

First Floor Landing

With exposed beams, radiator, loft hatch and feature window.

Master Bedroom With Fitted Wardrobes

11'5" x 10'5" (3.50m x 3.20m)

With ample built in storage of two wardrobes with hanging rails and shelving, storage cupboards above, double glazed window to the front, radiator, exposed beams, door to:-

En Suite Bathroom With Separate Shower Room

With Tiled flooring, exposed beams, feature window looking out to fields beyond, wooden panel bath with corner taps and central water flow, tiling to splash backs, low level W.C, shaving point, pedestal wash hand basin with chrome mixer tap, ladder style radiator, Corner shower cubicle with mains rain head shower, storage cupboard into the eaves with lighting, extractor fan.

Bedroom Two With Fitted Wardrobe

7'6" x 11'1" (2.30m x 3.40m)

Double glazed window to the rear with open views, radiator, built in wardrobes with storage space above, exposed beams, door to:-

En-Suite Shower Room

With tiled flooring, low level W.C, wash hand basin with chrome mixer tap. tiling to splash backs, shaving point, extractor fan, shower cubicle with mains rain head shower, ladder style radiator.

Bedroom Three

8'2" x 11'9" (2.50m x 3.60m)

Exposed beams, radiator, 2 double glazed windows to the front.

Family Bathroom

With tiled flooring, exposed feature beams, wooden panel bath with chrome mixer tap and shower attachment, tiling to splash backs, double glazed window to the front, ladder style radiator, low level W.C, pedestal wash hand basin with chrome mixer tap, shaving point, extractor fan.

Additional Information

Services: Water, electricity and drainage are connected to the property.

Heating Included.

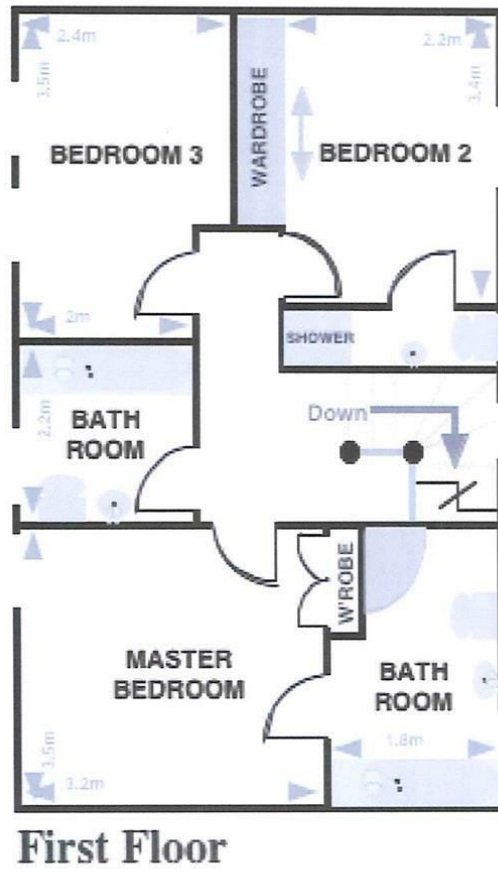
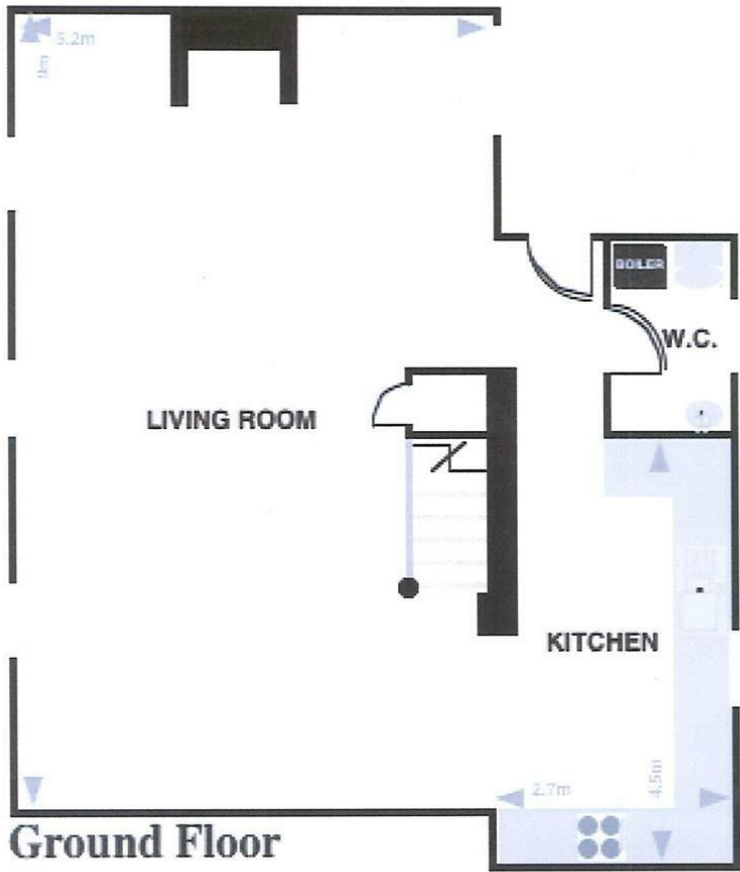
Council Tax: Stratford on Avon District Council - Band F (www.stratford.gov.uk).

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



This plan is not to scale and is only a guide to assist potential tenants

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs	70	82	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 energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions	92	100	
			(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	



