



**EARLES**  
TRUSTED SINCE 1935



## 1 Church Farm Barns, Studley B80 7EJ

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 and downstairs W.C. Benefiting from a wealth of character features with exposed timber beams, vaulted ceilings, log burner 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.



**£1,725 PCM**

**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).

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

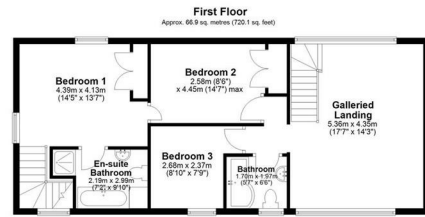
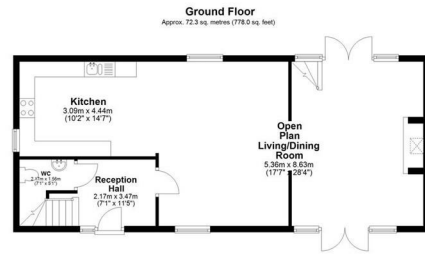
For more information visit: <https://checker.ofcom.org.uk/>

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  
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Reg. No. OC326726



Total area: approx. 139.2 sq. metres (1498.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

