



**Dovecote Barn, Townsend Paddocks, Farnborough Road, Radway, Warwick**

**Price Guide  
£395,000**



Constructed from local Hornton stone, this deceptively spacious property is part of a small development featuring barn conversions around a central courtyard known as Townsend Paddocks. The accommodation, which needs some improvements, briefly includes: an entrance hall, cloaks/shower room, dining-bedroom, generously-sized breakfast kitchen, living room, first-floor bedroom, bathroom, and study, along with an additional top-floor bedroom. There is a private, hard-landscaped garden and allocated parking for two cars and a single garage. NO UPWARD CHAIN. Energy rating E.

#### Location

Radway is located between Kineton and Banbury in the Vale of the Red Horse. The Civil War Battle of Edge Hill was fought on the land surrounding the village. Radway lies approximately 5 miles south of Junction 12 of the M40 Motorway, providing access to London and the south-east, or to Birmingham in the north-west. The mainline train to London Marylebone takes 50 minutes from Banbury railway station.

#### Approach

Dovecote Barn forms part of a small development of barn conversions

around a central courtyard called Townsend Paddocks.

The property is approached over a hard landscaped courtyard and is entered via a sealed unit double-glazed entrance door. The deceptively spacious accommodation, which is arranged over three floors, briefly affords:

#### Entrance Hall

Radiator and doors to:

#### Cloakroom/Shower Room

A suite comprising a WC, pedestal wash hand basin, shower enclosure with Mira shower system, radiator, and a sealed unit double-glazed window.

#### Bedroom/Dining Room

13'2" x 9'10" widening to 15'10" (4.03m x 3.01m widening to 4.85m)  
Wall light points, a radiator, exposed roof timber, and two double-glazed sealed unit windows overlooking the courtyard.

#### Breakfast Kitchen

17'10" x 13'8" max (5.44m x 4.19m max)

A range of limed oak base and eye-level units, worktops with tiled



splashbacks, a single drainer sink unit with rinse bowl and mixer tap. Built-in electric oven and ceramic hob with an extractor unit above, as well as space for domestic appliances. Floor-mounted Worcester oil-fired boiler, radiator, and two sealed double-glazed windows overlooking the courtyard. Three steps lead up to:

#### Inner Lobby

Wall-mounted Worcester digital thermostat control panel, staircase rising to First Floor Landing. Opening to:

#### Living Room

15'6" x 14'5" (4.73m x 4.40m)

Impressive natural stone surround fireplace with brick back, side and a raised display hearth, radiator, and wall light points. Sealed unit double glazed window to rear aspect and sealed unit casement door with matching side screens provide access to the rear garden.

#### First Floor Landing

Radiator, built-in storage cupboards, staircase rising to the top floor bedroom and doors to:



#### Bedroom One

15'0" x 7'10" (4.58m x 2.39m)

Built-in range of bedroom furniture featuring ample hanging rails, drawers, and storage, along with a vanity area and an additional double door wardrobe. Wall light points and two sealed unit double-glazed windows to the rear aspect.

#### Bathroom

The suite is comprised of a bath, bidet, WC, and vanity unit with an inset wash basin and storage cupboard below. Shaver point, radiator, fully tiled walls, tiled shower enclosure with Triton shower system.

#### Study

Restricted ceiling height. Radiator, downlighters, sealed unit double glazed window overlooking the courtyard and an angled ceiling incorporating a Velux roof light.

From the First Floor Landing stairs with wood hand rail rising to:

#### Bedroom Two

Situated on the top floor. Radiator, built-in twin double door eaves storage cupboards, additional walk-in storage cupboard providing hanging rail and shelving. Access to roof space and a part angled ceiling incorporating two Velux double glazed roof lights.

#### Rear Garden

The terraced rear garden features hard landscaping and is designed for easy maintenance. It is private and enclosed on all sides, complemented by a pergola and gated rear pedestrian access.

#### Outside

The private shared gravel driveway provides allocated parking for two vehicles and guest parking. Continuing past the property to a courtyard of garages, Dovecote Cottage has the benefit of a Single Garage

#### Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

#### Services

All main services are understood to be connected except for gas. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services and, although we believe them to be in satisfactory working order, cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "E" Stratford upon Avon District Council

#### Postcode

CV35 0UN

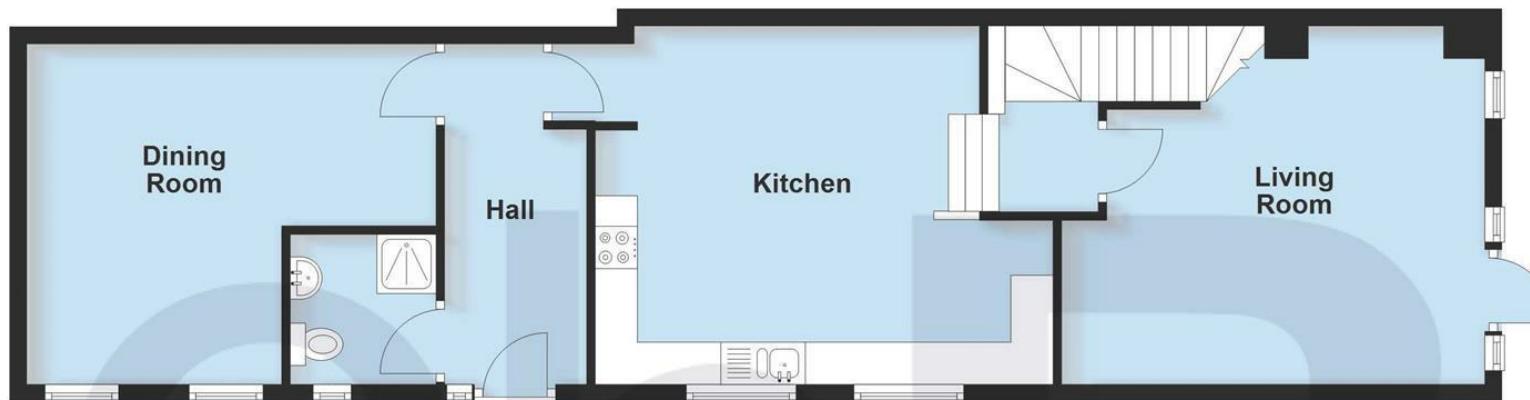
#### Management Fee

We understand there is a management fee of £25 per month, which covers the maintenance of the communal areas.

Your Property - Our Business

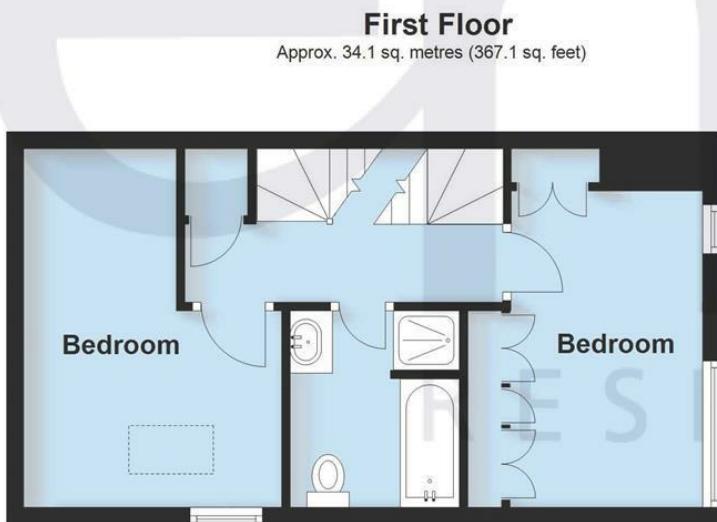
Residential Estate Agents  
Lettings and Property Managers  
Land and New Homes Agents

- 
- 
- 



### Ground Floor

Approx. 71.7 sq. metres (771.8 sq. feet)



Approx. 34.1 sq. metres (367.1 sq. feet)

### Second Floor

Approx. 20.5 sq. metres (220.3 sq. feet)



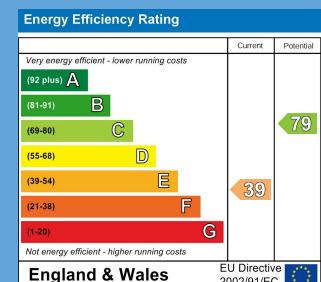
Total area: approx. 126.3 sq. metres (1359.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

**IMPORTANT NOTICE** ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.

01926 499540 [ehbresidential.com](http://ehbresidential.com)

Warwick Office  
17-19 Jury St,  
Warwick  
CV34 4EL



Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN