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EXCLUSIVE

LOXLEY LANE, WARWICK  
WARWICKSHIRE, CV35 9EN

# LOXLEY LANE

WARWICK, WARWICKSHIRE

A highly unique detached new build barn set in around 1.5 acres of ground constructed in a highly contemporary fashion and is set to appear on a popular television show later in the year that features unique and architecturally interesting homes. This meticulously thought out barn has some fascinating architectural merits and is very cutting edge in terms of the finish. The property has four / five bedrooms and is over 3100 square foot. The barn is age proof as has large lift alongside the staircase allowing access to the first floor. Of special note is the fabulous Wren Kitchen with central island with reconstituted stone worktops. The entire property has under floor heating and is top of the chart in terms of its energy efficiency. The ground floor has a beautiful dining reception room, elegant drawing room with a plasma fireplace, separate family room, study and a ground floor bathroom. The first floor is accessed either from the lift or the solid wood staircase. All of the rooms on the first floor are a lovely size and take in uninterrupted country views. The gorgeous master suite is simply stunning and has a large dressing room along with an en-suite. Off the bedroom is access out to a walk out balcony which a perfect place to gaze out over the stunning views. The barn sits in around 1.5 acres and has plenty of parking. There is also a detached double car port and planning permission has just been gained to erect a double garage. This is such a special property and simply must be viewed. No further chain.

Brand new barn style dwelling | Set to appear on a popular architecturally focussed television programme later this year | Has a large lift along with the main staircase | Highly impressive finish | Large dining reception hall | Elegant drawing room with impressive views | Very high specification Wren kitchen with reconstituted stone work tops | Study | Family room | Ground floor shower room | Four excellent double bedrooms | Master bedroom having dressing room, en-suite and access out to balcony | Around 1.5 acres | Double car port and planning permission to build a double garage | No further chain

Stratford-upon-Avon - 6 miles M40 (J15) - 3 miles Warwick - 7 miles Banbury - 14 miles Trains from Banbury station to London Marylebone from 63 minutes

(Distances and time approximate).



Mountford Barn is a very special architect designed newly constructed dwelling which has been meticulously thought out and planned by incredibly skilled designers and architects and the end result is breath-taking. This striking home has caught the eye of a very popular television property based programme and is due to appear later this year whom only feature architecturally interesting and forward thinking styles of homes on the show. Boasting over 3100 square feet of accommodation over two floors with the enormous benefit of having a lift and the views out across rolling Warwickshire countryside are a real joy.

The approach to the barn is down a peaceful tree lined country lane and is accessed via a large private driveway; the barn is well set back and sits in around one and a half acres of ground.

To begin is the large dining hall with polished concrete floors; this is a lovely room to enter the property as gives a real sense of space and is especially light. The first floor can be accessed via either a solid wood staircase or indeed there is lift in place. The entire property is super-efficient and has under floor heating in all of the rooms gained from a ground source heat pump, there is also a large south facing solar panelled roof.

Off the hall is the comfortable drawing room with a wall mounted working fire inset into a glass fireplace which can be visually enjoyed from both the dining reception and indeed the drawing room thanks to its dual glass sides. The drawing room has tall windows from which to enjoy the views and a two pairs of Bi-fold doors allow access out to the extensive gardens.

The ground floor also accommodates a large home office to the rear of the property looking out across fields making it a lovely room to work from. Off the hall is a beautiful ground floor wet room which is in close proximity to the family room, this large family room is thought to be most flexible in use as either a cinema room or thanks to the wet room close by, could be a fifth bedroom for guests or a teenagers suite.

The impressive Wren kitchen is a very well zoned room with a functional kitchen and entertaining area with a snug / television / seating area. The impressive polished concrete floors blends perfectly with the kitchen unit colours. The work tops are a hard wearing reconstituted stone and there is a feature central island area for entertaining. There are three Neff Slide & Hide ovens along with a large Neff Induction hob. The kitchen also has full integrated fridge and freezer along with an integrated dishwasher and a Blanco sink. The kitchen pours light in through large windows which enjoy



field views; there are also doors out to the gardens. From the kitchen you can access the lift which leads up to the first floor landing.

The first floor of Mountford Barn is particularly well configured as all of the bedrooms are facing the right way to take in the lovely views. The bathroom is impeccably appointed and has a large walk in shower along with a separate bath.

All of the bedrooms are lovely double size rooms and the views are far reaching. The master bedroom has a generous dressing room along with an en-suite bathroom with walk in shower and separate bath. From the bedroom are double doors that open out to a sizable balcony which is a lovely space to sit out and enjoy the views.

The grounds are mainly laid to lawn and adjoin open fields. There is a double car timber car port and a hard standing to the front of the barn which would accommodate numerous cars. The vendors have just successfully obtained planning permission to erect a double (almost treble size) garaging.

Mountford barn is such an interesting and special property with a keen eye for detail having all the benefits of country living and yet being only a few minutes from the regions motorway network and also the well serviced village of Wellesbourne and sought after Stratford-upon-Avon are all on your doorstep. With no onward chain we strongly recommend an internal inspection.





**Ground Floor**  
Approx. 171.9 sq. metres (1849.9 sq. feet)



**First Floor**  
Approx. 118.2 sq. metres (1272.6 sq. feet)



Total area: approx. 290.1 sq. metres (3122.6 sq. feet)



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