

Charlecote Barns, Charlecote, Wellesbourne



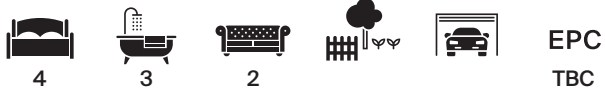
Charlecote Barns

Charlecote CV35

A beautiful barn conversion finished to an exacting standard, enjoying stunning views over the neighbouring Charlecote Park.

Charlecote Barns are situated in the open countryside close to the sought-after village of Charlecote. Set in the heart of the village, Charlecote Park is a majestic stately home, originally completed by Sir Thomas Lucy in 1558 and owned by the Lucy family for over 900 years. Considered to be one of the first great Elizabethan houses, its beautiful parkland setting was created by England's greatest landscape designer, Lancelot 'Capability' Brown. The property is now managed by the National Trust.

Charlecote has a fine parish church and a hotel, with everyday needs being catered for about a mile away in the village of Wellesbourne.



Tenure: Freehold

Local authority: Stratford on Avon District Council

Council tax band: H







Description

From the moment you enter Number 5, you are immediately drawn to the exceptional quality of the finish and the uncompromising attention to detail.

The ground floor comprises a sizable drawing room spanning almost 29ft, with a fireplace housing a log burner and double doors opening to the rear. A well-appointed home office could also be utilised as a second sitting room, but the hub of this home is sure to be the beautiful open-plan kitchen, dining, and family room. Sliding doors open to an extensive patio area, ideal for alfresco dining, offering stunning views over the gardens and grounds beyond.

The kitchen has been hand-crafted by the joiners at Christopher Peters and comprises a range of wall-mounted and base cabinets sitting beneath quartz worktops together with central island, including a breakfast bar. There is a range of integrated Miele appliances, including a convection oven, a microwave/oven combi, a flexi induction hob, a full-height fridge

Consistently featuring in surveys of the best places to live in the UK, the nearby towns of Warwick, Royal Leamington Spa and Stratford upon Avon have a wealth of independent and branded retail stores, as well as cafes, bars, and restaurants. Globally renowned for its Shakespearean heritage, Stratford upon Avon is a national cultural treasure and home to the Royal Shakespeare Theatre. Sporting facilities include racing at Stratford upon Avon, Cheltenham, and Warwick. There are also outstanding golf courses at Leek Wootton and Stratford upon Avon.

Nationally recognised schools within close proximity include Warwick Preparatory School, Warwick Junior School, Warwick School, King's High School, King Edward VI Grammar School and Stratford Girls' Grammar School.







and freezer, a dishwasher, a wine cooler and a Quooker hot tap. There is ample space for a dining table, chairs, and seating. A utility and boot room and a cloakroom further complement the ground floor.

The first floor mirrors the outstanding build quality of the ground floor, with a desirable principal bedroom suite accompanied by a well-appointed en-suite shower room and a balcony offering stunning views over the neighbouring deer park and grounds of Charlecote Park. There are three additional bedrooms and two bathrooms, one being en suite.

Gardens and Grounds

Outside, the property has the benefit of three parking spaces and a double garage. To the rear is an extensive garden being mainly laid to lawn, with a fruit orchard on the northwestern boundary. With a post-rail fence separating you from the grounds of Charlecote Park, it is clear that this property is in an exceptional position.

Services

Mains electricity and water. Shared drainage system. Air source heat pump for central heating. Underfloor heating throughout the ground floor. MVHR system. Electrical vehicle charging point. Q Acoustics music system. Chubb alarm system.

Directions

From the M40 (J15) take the A429 signposted to Stow on the Wold. Proceed along the by-pass around the village of Barford. After approximately 2 miles, turn right into Charlecote. Proceed through the village, passing the Charlecote Pheasant Hotel on your left and the entrance to Charlecote Park on your right. The entrance to Charlecote Barns will be on your right as you leave the village before reaching the crossroads.

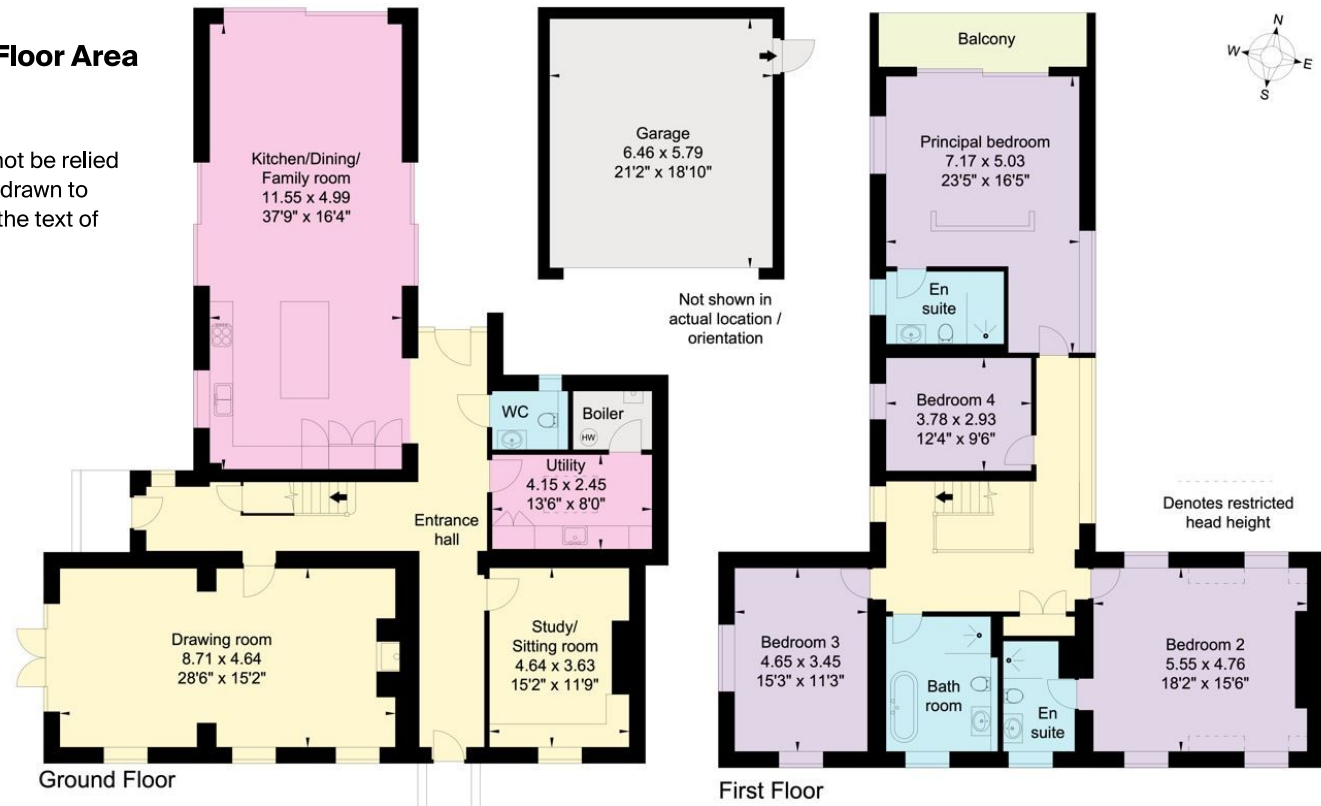
Viewing

By prior appointment only with the agents.



Approximate Gross Internal Floor Area 348 sq m / 3751 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
Stratford New Homes

Bridgeway
Stratford upon Avon
CV37 6YX

knightfrank.co.uk

We would be delighted to tell you more

Chris Priestley
01789 206 971

chris.priestley@knightfrank.com

James Youngman
01789 206 952

james.youngman@knightfrank.com

William Ward-Jones
01789 206 951

william.ward-jones@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2023. Photographs and videos dated July 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.