

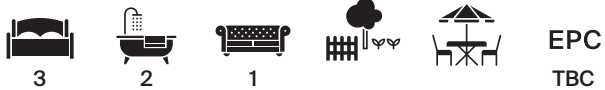
# Charlecote Barns, Charlecote, Wellesbourne



## 8, Charlecote Barns, Charlecote CV35

A contemporary three bedroom new home situated within an exclusive development of barn conversions in the pretty village of Charlecote - between the historic towns of Stratford upon Avon and Warwick.

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.



**Asking price:** £700,000

**Tenure:** Freehold

**Local authority:** Stratford on Avon District Council

**Council tax band:** TBC







The main living space is both large and light with wall to wall bi-folding doors that open onto a paved patio and lawned garden with scenic views beyond. The room offers plenty of space for both living and dining and provides the perfect setting in which to relax and entertain. Opening the bi-folding doors on sunny days further extends the living space onto the patio to give that lovely feeling of bringing the outdoors in.

The contemporary handleless kitchen perfectly complements the style of the home, featuring quartz surfaces and a range of high-specification integrated Siemens appliances.

The principal bedroom suite is situated on the upper half floor and is an impressive vaulted space that combines with a beautifully appointed en suite bathroom with walk-in shower and separate bath tub.

## Description

Part of the exclusive Charlecote Barns development, No.8 is a brand new, contemporary, split level home which has been finished to an exceptional standard.

The property has been beautifully designed to blend in seamlessly with the surrounding barn conversions using reclaimed brick and zinc to create a modern stylish home using quality traditional materials.

You enter the welcoming main hallway through a glazed front door which allows natural light to flood in. Warm limestone flooring flows through the hallway and into the spacious open-plan living space. There is a further door to a guest cloakroom whilst half staircases both rise and fall to the bedroom accommodation which is situated on the upper and lower half floors.









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

To the lower half floor there are two further bedrooms which share a contemporary shower room finished in a matching style to the principal en suite.

Outside the property has a driveway (for 2/3 cars) with electric car charging provision whilst to the rear of the property there is a large patio and garden with open views.

The property features the latest air-source heat pump technology which combines under floor heating on the lower floors and radiators in the principal bedroom suite.

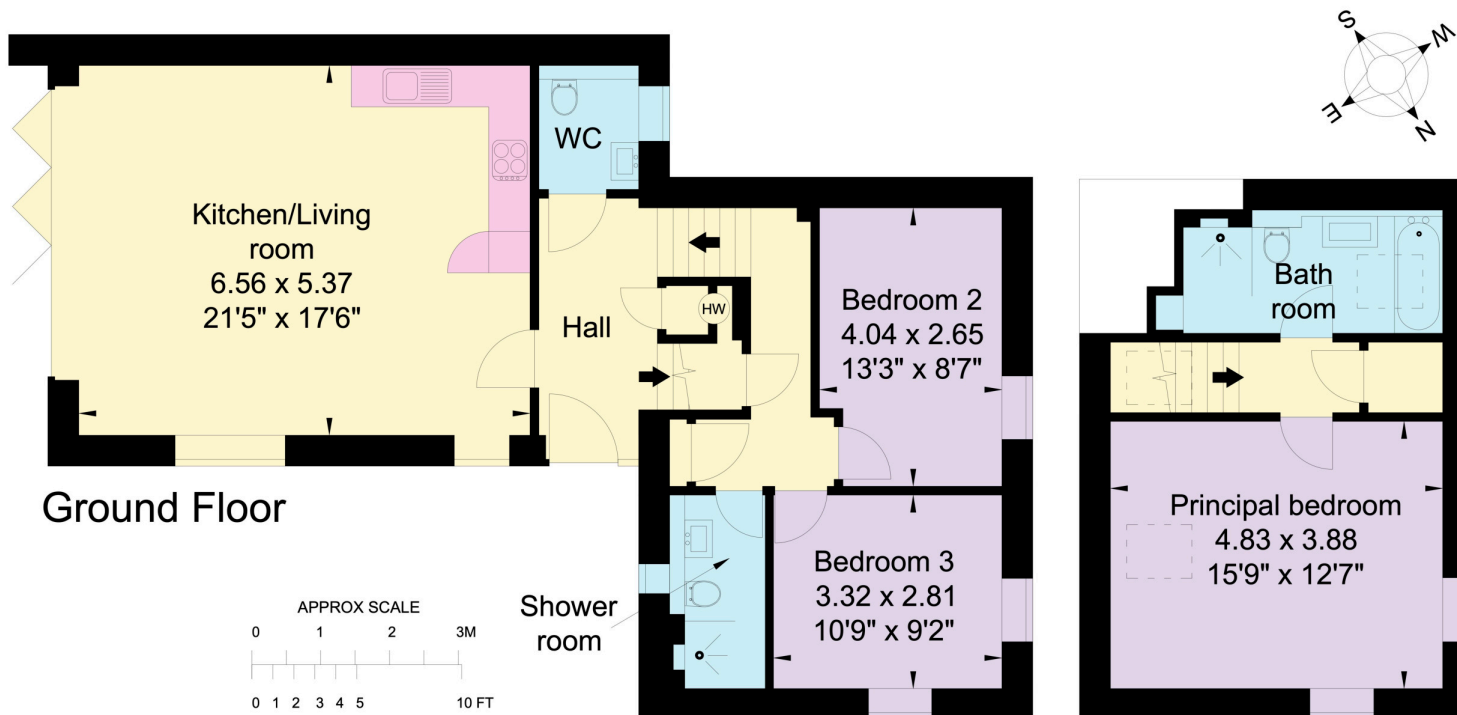
●●PLEASE NOTE - The internal imagery combines true photographs of the property with some images that have been 'virtually dressed' with furniture●●

## 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:**  
 111 sq m (1,196 sq ft)  
 © Cotswold Plans Ltd ma/16144

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 text of the Particulars.

## Plot 8 Charlecote Barns

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