

# Charlecote Barns, Charlecote, Wellesbourne

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## 7, Charlecote Barns

### Charlecote CV35

Beautiful barn conversion finished to an exacting standard, enjoying stunning views over 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.



**Asking price:** £1,150,000

**Tenure:** Freehold

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

**Council tax band:** TBC









## Description

From the moment you enter Number 7, you are immediately drawn to the exceptional quality of the finish and the uncompromising attention to detail.

The ground floor comprises a beautiful open-plan kitchen/breakfast/family room ideal for entertaining and modern family living, with a useful utility room. A spacious sitting room follows on from the kitchen with double doors that open on to an extensive patio area, ideal for alfresco dining and 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 and a central island, including a breakfast bar. There is a range of integrated Siemens appliances, including a convection oven, a microwave/oven combi, an induction hob, a warming drawer, a full-height fridge and freezer, a dishwasher, a wine cooler and a Quooker hot tap.

On the ground floor, you will also find three large double bedrooms, all benefiting from well-appointed en-suites.

The first floor mirrors the outstanding build quality of the ground floor, with a desirable principal bedroom, generous dressing area and en suite that offers stunning views over the neighbouring deer park and grounds of Charlecote Park.

## Gardens and Grounds

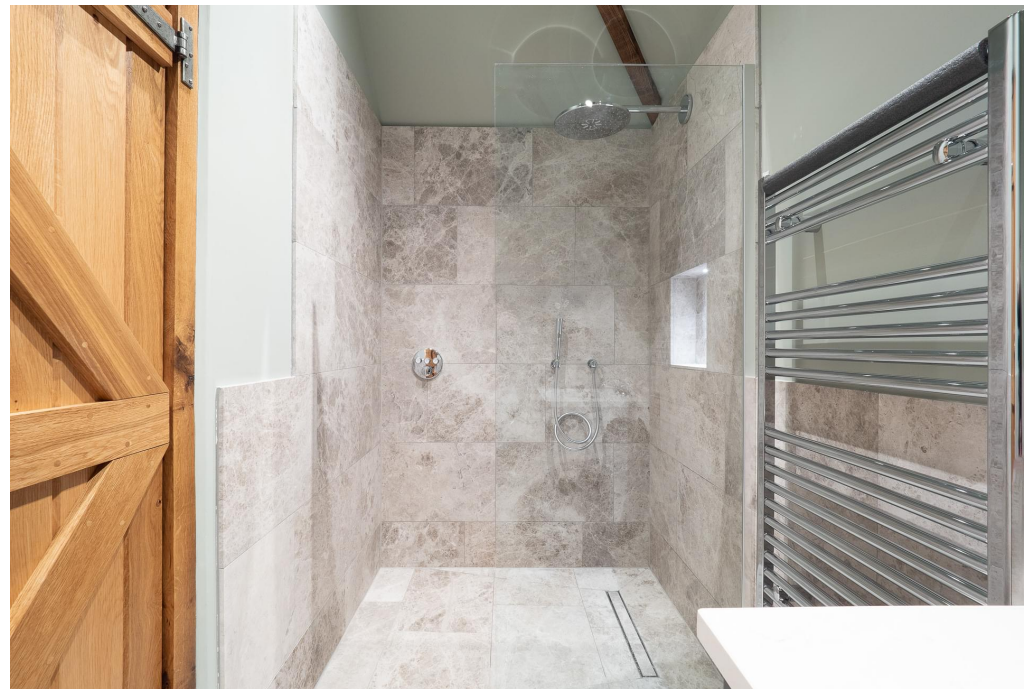
Outside, the property has the benefit of three parking spaces and a double carport. To the rear is an extensive wrap-around garden being mainly laid to lawn, with a further separate paddock. With a post-rail fence separating you from the grounds of Charlecote Park, it is clear that this property is in an exceptional position.













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.

## 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. 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.

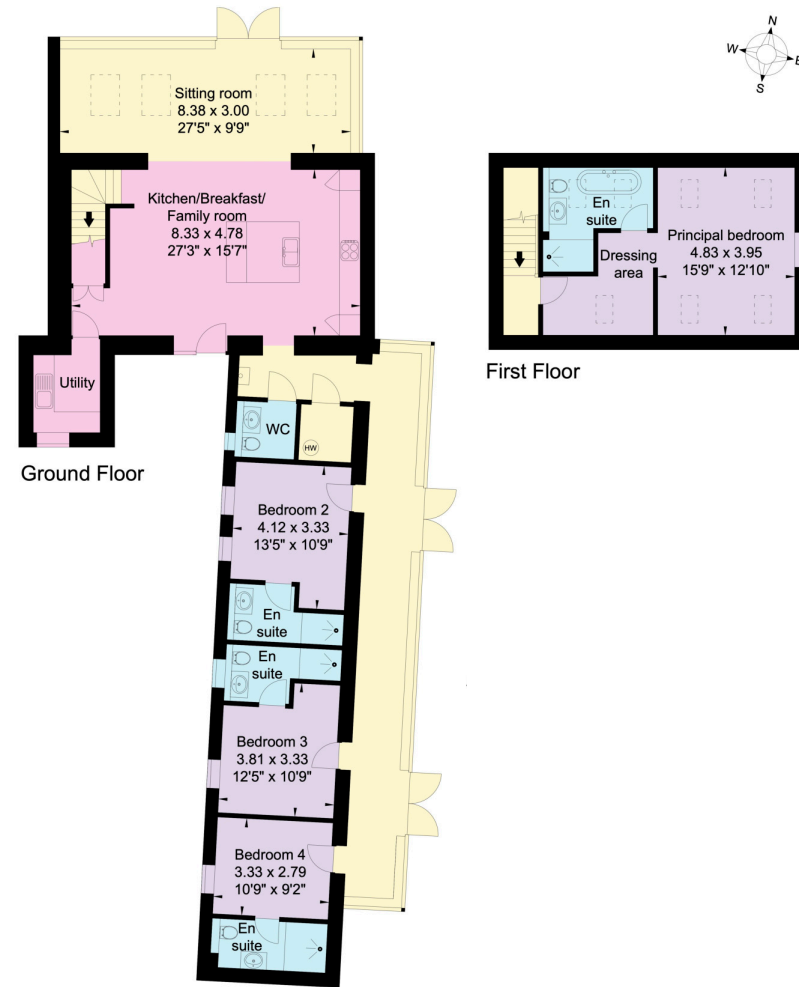
## Viewing

By prior appointment only with the agents



## Approximate Gross Internal Floor Area 206 sq m / 2219 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.



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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.

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Particulars dated January 2024, Photographs and videos dated January 2024.

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