



4 Feldon View Barns, Frankton, Warwickshire



A beautifully converted former farm building.

Contemporary designed with a central glazed atrium and stairwell in a beautiful elevated location, close to a sought-after village, part of a farmyard development to create five individual bespoke homes with 10 year warranties.

Rugby 6 miles (Intercity trains to London Euston from 48 mins),
Leamington Spa 7 miles, M40 (J12) 13 miles, M45 3 miles, Coventry 9 miles,
Banbury 22 miles (trains to London Marylebone from 58 mins), Birmingham
22 miles, London 88 miles, (All distances and time are approximate)

Summary of accommodation

Glazed entrance hall and stairwell | Reception room with wood burner and door to outside | Kitchen/dining room areas | Office/study | Cloakroom
Utility room | Pantry/store room | Gallery landing | Principal bedroom with en suite shower room | Two further bedrooms | Family bathroom

Air source heat pump with underfloor heating to the ground floor | Part walled garden | Parking for four cars | EPC B

Guide price: £700,000

Situation

Feldon View Barns are set down a long shared private drive, well back from the public road and surrounded by traditional farmland.

Frankton is a charming small Warwickshire village with a parish church, pre-school nursery, village hall and The Friendly Inn public house. It is located approximately 6 miles from Rugby and 7 miles from Leamington Spa.

Birmingham and London are easily accessible by road and rail links. There are rail services from Rugby offering a direct service to London Euston (approximately 48 minutes) and from Leamington Spa to London Marylebone. There is good access to the motorway network, with the M45 providing fast access to the rest of the country via the M1, M42, M5, M40 and M6.

There is comprehensive shopping at Rugby and Leamington Spa, which also benefits from a wide range of cultural and recreational facilities. Leisure facilities in the area include golf at Whitefields, Thurlaston, Staverton and Hellidon Lakes, racing at Warwick and Stratford-upon-Avon and sailing and fishing at Draycote Reservoir, Theatres at Stratford-upon-Avon. Footpaths and bridle paths give access to the surrounding countryside.

There is an excellent range of state, grammar and private schools in the area, including Rugby School, Rugby grammar schools, Princethorpe College. Arnold Lodge School and Kingsley School for Girls in Leamington Spa. Bilton Grange, Dunchurch and Warwick School in Warwick. Others a little further away include Tudor Hall and Bloxham.





The property

Created from farm barns with a double-height glazed hall, Barn 4 is a two storey house with a contemporary design with accommodation extending to about 1,600 square feet. The property has large double-glazed dark grey aluminium windows and doors and sliding patio doors in conjunction with the extensive use of roof lights. The property will be economical and environmentally friendly to run with high insulation levels, mostly tiled ground floor flooring, and air source underfloor heating.

There is brick and corrugated metal cladding to the exterior and metal roof cladding with high insulation levels. The roof will retain the character of the building, combined with the contemporary look of aluminium gutters and aluminium powder-coated windows and doors.

The hall is fully glazed, with a coat cupboard and staircase rising. The living room is bright and spacious with windows to two sides, wood burning stove and a door to the patio. An open plan fitted kitchen has integrated appliances and an island unit, sliding glazed doors to the outside and a large pantry. The utility room has a sink and plumbing, a downstairs cloakroom and a door to the patio. The home office/study is ideal for home working.

The staircase in the glazed link rises to the gallery landing, off which are three generous bedrooms, a bathroom and an en suite shower room with high-quality sanitary ware and tiling.

Gardens and grounds

The property has two parking spaces, and the south-facing garden has a brick boundary wall for privacy. There are paved patios, paths and lawned areas to each side of the front door with views to the front over a grass paddock.

Services

Mains water and electricity are connected to the property. A communal sewerage treatment plant serves the 5 properties. Air source heat pump for central heating. Telephone and broadband,

Directions (CV23 9PB)

From the M1 (J17), take the A45 to the end. Continue westward on the A45 for about 1/3rd of a mile and fork left onto the B4453. After about 1 mile, turn left signed to Bourton and Frankton and take the next turn right to Frankton. Proceed into the village, past The Friendly Inn, and turn left into Birdingbury Road. Proceed up the hill, and the entrance drive to Feldon View Barns will be found on the right. Proceed past Feldon View Farmhouse to Feldon View Barns.

Alternatively, from the M40, leave at junction 11 and travel northwards on the A423 signed Southam & Coventry. Proceed through Southam and Long Itchington on the A423 and turn right signed Birdingbury. Proceed through Birdingbury and turn left signed Frankton. The entrance to Feldon View Barns will then be on your left before descending into the village.

Viewing

By prior appointment only through the agents.

Property information

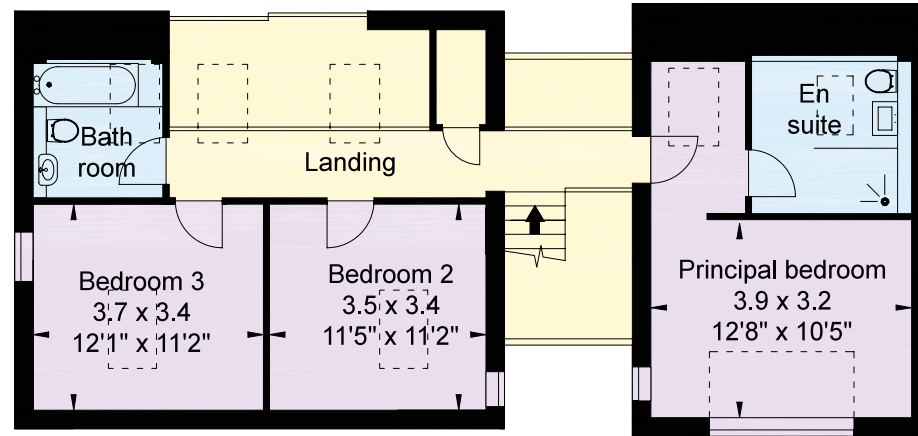
Tenure: Freehold

Local Authority: Rugby Borough Council. Telephone: 01788 533533

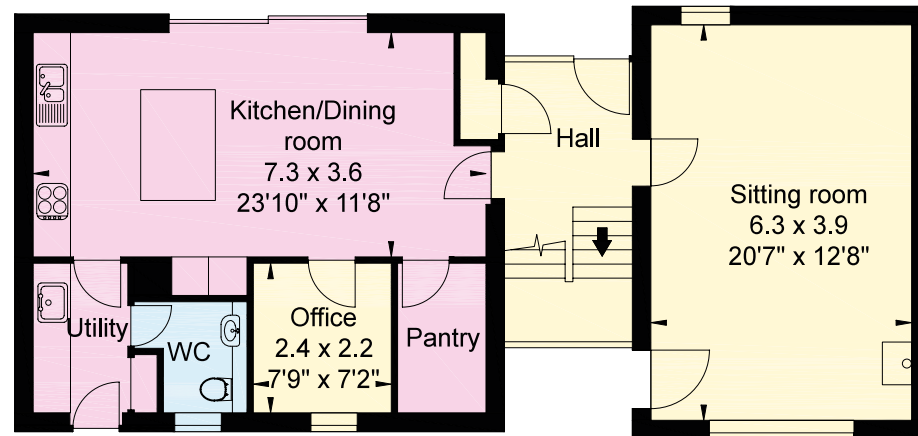
Council Tax: Band awaited

Approximate Gross Internal Floor Area
1,594 sq ft / 148 sq m

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.



First Floor



Ground Floor

Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway
Stratford-upon-Avon
Warwickshire CV37 6YX
knightfrank.co.uk

I would be delighted to tell you more

James Way
01789 297735
james.way@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.

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