

Peter Clarke



Tythe Barn

Lower Binton



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Lower Binton CV37 9TQ

A very attractive, attached barn conversion providing light and spacious accommodation in an idyllic setting and to include a 0.74 acre woodland/meadow. Reception area opening to dining hall, sitting room with wood burner, kitchen/breakfast room, utility and cloakroom. First floor sitting/day room, three bedrooms, two luxury en suites, very attractive south facing courtyard to front, ample parking, large garage.

- Idyllic location
- Beautifully presented
- Flexible and spacious
- Close to Stratford upon Avon
- Kitchen/breakfast room

£695,000

Peter Clarke

53 Henley Street & 1 Meer Street,
Stratford-Upon-Avon, Warwickshire CV37 6PT

01789 415444

stratford@peterclarke.co.uk

www.peterclarke.co.uk



LOWER BINTON is a very attractive small hamlet situated within approximately two and a half miles of Stratford upon Avon. This particular property is set amongst similar barn conversions adjacent to very attractive open countryside. All of the living accommodation benefit from a southerly aspect.

ACCOMMODATION

Double doors to lead

RECEPTION AREA with flagstone floor. Sliding doors to cloaks cupboards. Opening to

DINING HALL with exposed beams, wood effect floor. Opening to

SITTING ROOM with French doors to front, stone fireplace with beam over housing woodburning stove.

KITCHEN/BREAKFAST ROOM with one and a half bowl single drainer sink unit with monobloc mixer taps over and cupboards beneath. Fitted with a further range of units providing cupboards, working surfaces, storage space and drawers, Britannia five ring induction hob with Britannia range with double oven and grill below, filter hood over. Built in fridge freezer, two drawer dishwasher, tiled splashbacks, tiled floor.

UTILITY ROOM with single bowl, single drainer sink unit with taps over and cupboards beneath. Further cupboards and work surface, space and plumbing for washing machine, space for drier, space for fridge freezer, tiled floor, downlighters.

CLOAKROOM with wc and circular wash basin, fitted cupboards and surface, tiled floor, downlighters.

FIRST FLOOR LANDING

DAY/SITTING ROOM with vaulted ceiling, exposed beams, low level window with views over courtyard and meadow beyond. Roof window, storage cupboard.

BEDROOM ONE fitted cupboards, drawers and wardrobes.

LUXURY EN SUITE with suspended wc, double ended Laufen spa bath with shower attachment, sculptured shower cubicle with power shower, fitted cupboards and surface, French wash basin, ladder towel rail, two roof windows.

BEDROOM TWO with fitted cupboards, wardrobes and drawers.

JACK AND JILL EN SUITE with wc, wash basin and shower cubicle, tiled splashbacks, fitted cupboards and shelving, ladder towel rail.

BEDROOM THREE

OUTSIDE This property owns the drive to the front of Tythe Barn and there is a right of way over this for neighbouring properties. Off road parking for three cars and access to.

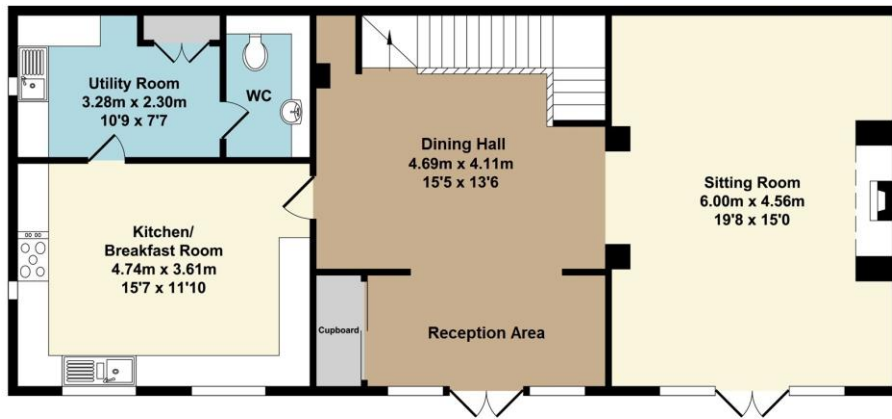
GARAGE EXTERNAL MEASUREMENTS 19' 5" x 16' 10" (5.92m x 5.13m). Garage door width 11'10". Of brick and pitched tiled roof construction, electric door, power and light. Mezzanine floor. Lined with shelving.

Double gated entrance leads to a very attractive courtyard with large paved seating area with inset circular pond, summerhouse, shed, access to LPG tank, mature evergreen shrub and tree planting.

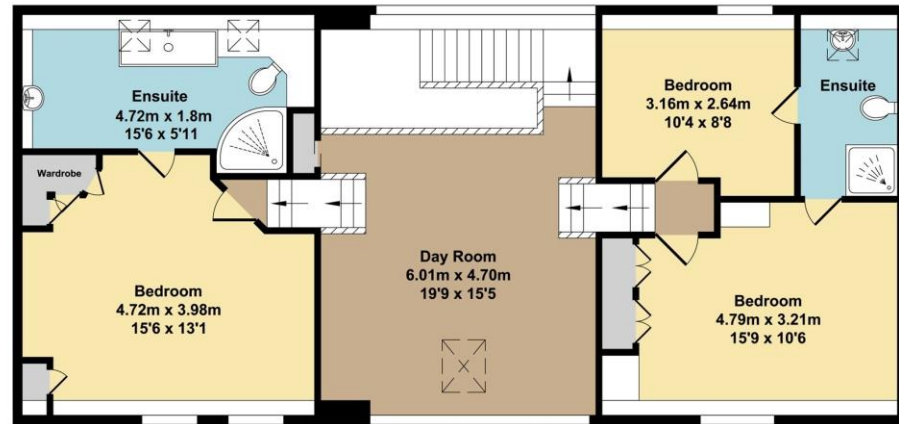


Tythe Barn, Binton
 Total Approx. Floor Area 177.37 Sq.M. (1909 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
 Approx. Floor Area 85.28 Sq.M. (918 Sq.Ft.)



First Floor
 Approx. Floor Area 92.09 Sq.M. (991 Sq.Ft.)



Adjacent to the property is double gated access to the

MEADOW/WOODLAND with large mature trees, enclosed by wood and wire fencing and is classed as 'agricultural land'.

GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitors before exchange of contracts.

SERVICES We have been advised by the vendor that mains electricity, water and drainage are connected to the property. LPG heating to radiators.

RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in **Band G**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: F. A full copy of the EPC is available at the office if required.

DIRECTIONS: Proceed out of Stratford town centre on the B439 Evesham Road. After approximately two and a half miles, turn right signposted Lower Binton, continue and you will find a group of barn conversions to your right hand side, this particular property being the first you will arrive at.

VIEWING: By Prior Appointment with the Selling Agents.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Peter Clarke

Six offices serving South Warwickshire & North Cotswolds