

STORES BARN

RADWAY · WARWICKSHIRE



savills

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Approximate distances: Banbury 8 miles, Stratford Upon Avon 14 miles, Leamington Spa/Warwick 15 miles
M40 (J11) Banbury 10 miles, M40 (J12) 4 miles

Immaculate home within a quiet enclave
of this Warwickshire village

Drawing room • formal dining room
open plan kitchen/dining room • utility room
store • cloakroom.

Four bedrooms • principal bedroom suite with dressing
area and en suite bathroom • family bathroom.

Gardens • off road parking and two bay carport.

SITUATION

Radway is a popular and charming South Warwickshire village, close to the North Oxfordshire border. Made up of attractive period houses and cottages constructed mainly of local Hornton ironstone; there is a parish church, village hall and popular riding school. The village sits under the lee of Edgehill, historic site of the battle of Edgehill.

Primary School in Tysoe, neighbouring Kineton also has both primary and secondary schools. Further afield is Croft School (Stratford upon Avon), Bloxham School, Tudor Hall (girls) both Bloxham, Warwick School, Sibford School, King Edward School and Stratford High in Stratford upon Avon.

The market town of Banbury provides an extensive range of shopping facilities with cultural activities at Stratford-upon-Avon and Oxford.

British Rail stations at Banbury, Warwick, Leamington Spa and Stratford-upon-Avon. (Banbury/London Marylebone 55 mins peak time). M40, J 11 (Banbury) about 10 miles and J12 (Gaydon), about 4 miles.

Sporting activities in the area include golf at Tadmarton, Rye Hill and Brailes and horse racing at Warwick and Stratford-upon-Avon.





DETAILS

Stores Barn was built in 1999 on the footprint of what is believed to have been a threshing barn.

On entering the property via a storm porch with oak pillars, you're greeted by a light and bright entrance hall laid with tiles. The drawing room is of good proportions, a full width room it has double aspect with double doors onto the rear garden. Exposed stone wall and chimney breast houses a Clearview wood burning stove. The formal dining room has ample space for dining table and chairs with built in storage for those essential items. The open plan kitchen/dining room is a fabulous space. Laid with tiles it's a wonderful place to entertain. The bespoke Cotteswood kitchen has wooden base and wall units, granite work surface inset with double sink with drainer along with island with maple wooden work surface. Under counter dishwasher with space for American style fridge/freezer. A NEFF oven with further NEFF combined microwave oven and a five ring NEFF induction hob. The dining/living area provides ample space for a dining table and chairs along with lounging furniture. Double doors give way onto the rear garden and further door to the store room. The store room was believed to have been a former single garage but now integrated into the home, it's a useful space for storing essential outdoor items. Further on this floor is a cloakroom and utility with wall and base units, work surface inset with sink and drainer, space for under counter washing machine and tumble dryer with door to the rear.

Ascending to the first floor there are three bedrooms with a versatile fourth bedroom/study. The principal room is of very good proportions with dressing area and en suite shower room which benefits from under floor heating. All bedrooms have sizeable cupboards ideal for storage. The family bathroom, with Karndean flooring, is a spacious and light room with white bath and shower above, w.c. washbasin and separate shower.

Externally there is ample parking for a number of vehicles on the gravelled drive along with a two bay car port. The rear gardens are landscaped and for ease of maintenance laid with gravel. Enclosed by walling it's a secluded spot with paved seating areas which have been cleverly located to enjoy the sun. Borders which house specimen trees and mature shrubs along with box hedging and rose beds. A pergola is in one corner with space beneath for alfresco dining.







DIRECTIONS

From Banbury take the A422 towards Stratford-upon-Avon. Continue through the villages of Drayton and Wroxton. After 4 miles take the second Edge Hill and Ratley turning to the right. Continue through Edgehill, down the hill and at the bottom, take the left turn to Radway. Proceed into the village and after about 400 yards take the right onto Langdon Lane. Stores Barn can be found a short distance down Langdon Lane on your right hand side within The Old Stable Yard.

SERVICES

Mains water, electricity and drainage. Oil fired heating.

LOCAL AUTHORITIES

Stratford-upon-Avon Tel: 01789 267575

COUNCIL TAX BAND: G

TENURE: FREEHOLD

POSTCODE: CV35 0UQ

VIEWINGS

Strictly by appointment with Savills.

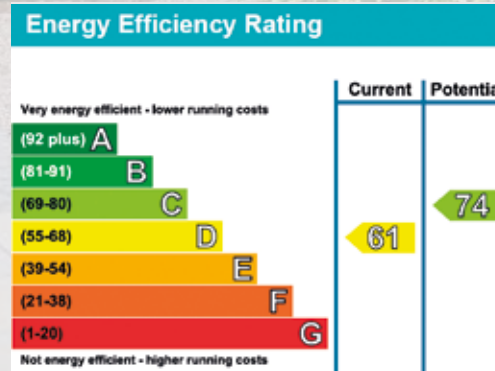
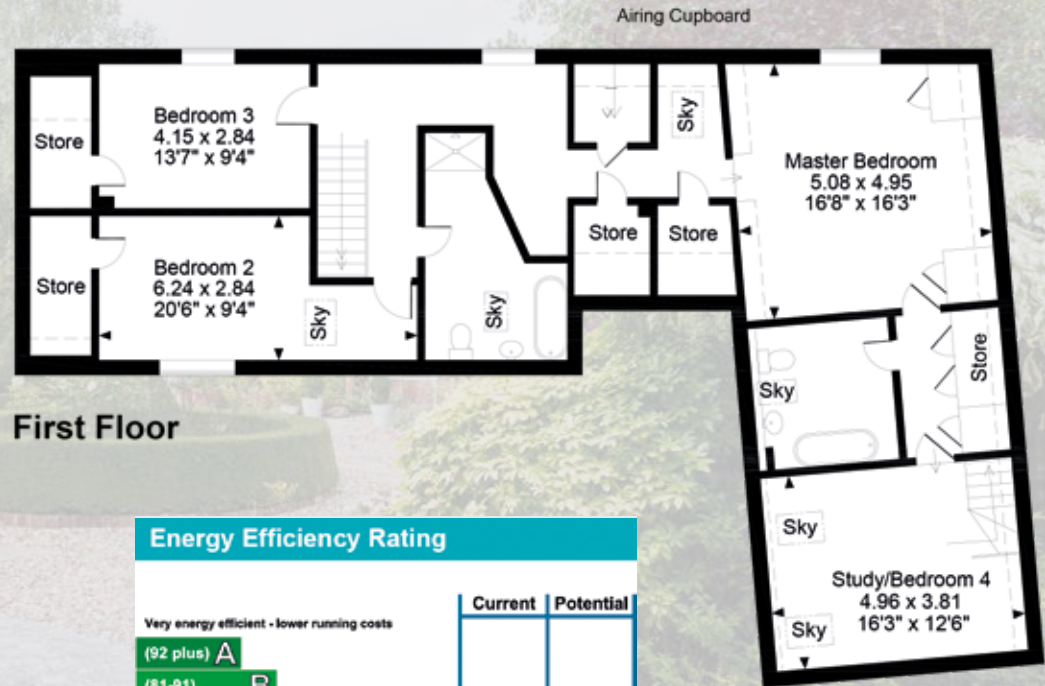
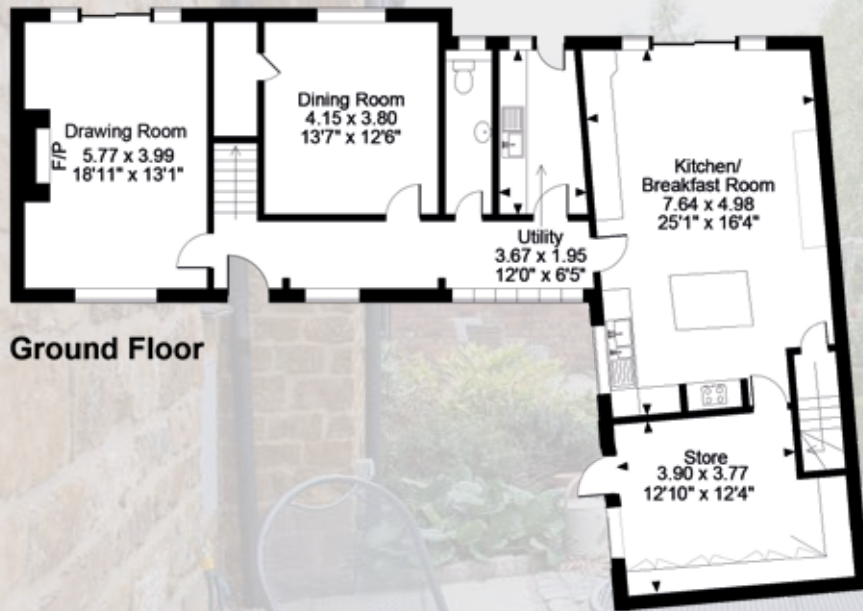
FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets curtains, light fittings, etc. are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.



STORES BARN

Approximate Gross Internal Area:
Total: 252 sq.m. / 2709 sq.ft.



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