



Unique barn style home

2 Meadow Hall Barns, Peartrees, Northend, Warwickshire



Spacious and light unique home • Generous reception rooms • Modern kitchen with bifold doors • Four bedrooms • Landscaped garden • Parking for two cars

Local information

The village of Northend is located approximately eighteen miles west of Stratford-on-Avon and roughly half-way between the town of Banbury and the conurbations of Leamington Spa and Warwick Northend is situated at the foot of the Burton Dassett Hills and country park.

Northend has a well regarded pub, and Fenny Compton provides a medical centre with pharmacy, primary school, village shop, post office and public house.

Larger centres include the market town of Banbury, Leamington Spa, Stratford-Upon-Avon and Warwick which all offer exceptional shopping, theatre and leisure facilities.

Local primary school in Fenny Compton and secondary school Kineton. Prep schools - The Croft (Stratford-upon-Avon), St John's Priory (Banbury), Carrdus (Overthorpe), Bilton Grange (Dunchurch) and Arnold Lodge (Leamington Spa). Senior independent schools – Tudor Hall Girls (Bloxham), Bloxham, Warwick, Kings High Girls (Warwick), Stratford Grammar, Kingsley Girls (Leamington Spa) and Rugby.

Excellent connections to the M40 motorway at junction 12 (Gaydon) approximately 5 miles or Junction 11 (Banbury) 8 miles. Excellent Intercity Rail services from Banbury to London (Marylebone from 55 minutes) and Birmingham from Leamington Spa. Birmingham Airport from 40 minutes.

Sporting and leisure facilities include golf at Hellidon, Tadmarton and Cherwell Edge (Middleton Cheney); Horse racing at Stratford-upon-Avon, Warwick and Towcester; lovely walks in the Burton Dassett Country Park and along the Oxford canal, and theatre at Stratford-upon-Avon.

Banbury 9 miles, Warwick/Leamington Spa 12 miles, Stratford-upon-Avon 18 miles, M40 (J12) 2 miles

About this property

Meadow Hall Barn is a spacious and light, semi-detached house tucked away on the edge of the village.

The house has a generous reception hall in the centre of the house, from which the living room, study, cloakroom and kitchen can all be accessed.

The living room is spacious and provides both a dining and living area. Glazed doors open on to the garden terrace.



The kitchen is modern and light and has been meticulously designed. An electric AGA and fitted units also feature. Underfloor heating provided by an Air Source heat pump provides warmth that continues throughout the whole ground floor. Bi-fold doors lead on to the terrace and landscaped garden. To the side of the kitchen is a good sized utility room.

On the first floor the gallery landing leads on to four bedrooms and a family bathroom.

The principal bedroom benefits from dual aspect allowing lovely views and lots of light. There is also an en suite shower room and fitted storage.

The second double bedroom also enjoys lovely views with an en suite shower room and fitted storage.

The third and fourth bedrooms have fitted storage and are spacious doubles. All bedrooms also have TV points.

Externally there are two car parking spaces. To the rear, the garden can be accessed via the front or through the house. There is a garden shed providing useful storage.

DIRECTIONS (CV47 2BQ)
From junction 12 of the M40, at the roundabout turn left on to the B4451 and continue on this road for approximately half a mile. At the next roundabout, take the first exit on to the B4100 and continue on this road for approximately two miles before turning left towards Northend/ Dasset Hills. After approximately half a mile turn left and proceed in to the village turning right just after the Red Lion pub on to Peartrees. Take the first left and the property is the second one on the right.

SERVICES
Mains water, drainage and electricity. Air source heat pump.

COUNCIL TAX BAND: G

LOCAL AUTHORITY: Stratford-upon-Avon District Council Tel: 01789 267575

TENURE: FREEHOLD

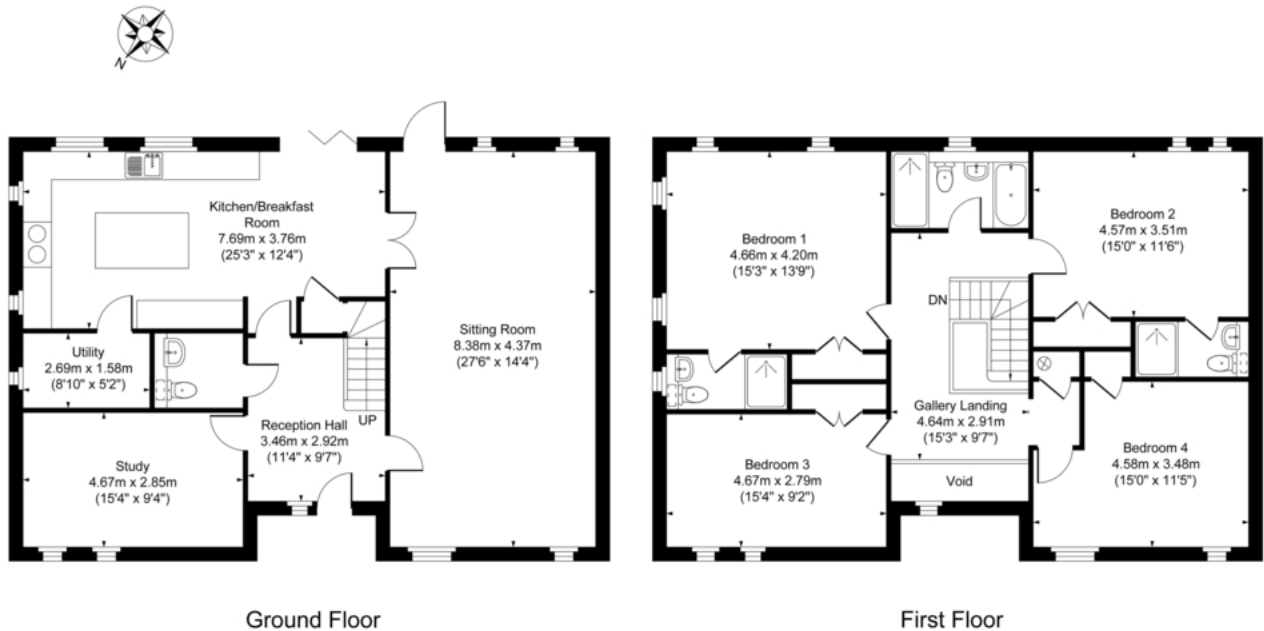
FIXTURES AND FITTINGS:
Dependent on the level of offer received, certain items may be excluded from the sale. Further information should be obtained from the selling agents.

Viewing
Strictly by appointment with Savills

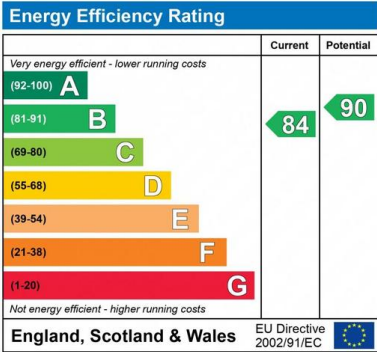




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Total Approx. Gross Area:- 199.67 sq.m. 2149.22 sq.ft.



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The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
www.dmlphotography.co.uk



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