



Semi-Rural Barn Conversion with Stunning Views

Hunters Moon, Little Wolford, Warwickshire



Charming stone barn conversion • Edge of the hamlet •
Light, modern living • Generous garden • Uninterrupted
countryside views

Local information

Situated on the northern edge of the Cotswolds on the southern tip of Warwickshire, close to the borders of Gloucestershire and Oxfordshire, Little Wolford and Great Wolford share a village hall and Church, which both hold regular events.

Shipston-on-Stour is the nearest town. The high street has various food shops, post office, cafes, Opticians, Dentist, Library, GP Surgery and small Hospital, Church, schools.

Long Compton is made up of predominately stone houses surrounded by beautiful countryside; the village has a post office van, village store, public house/hotel, church, village hall and school.

Hunters Moon is within easy reach of the larger market towns of Chipping Norton, Moreton-in-Marsh. Banbury and Stratford upon Avon offer more extensive requirements with a variety of shops, public houses, schools and recreational and community centres and facilities.

Mainline railway stations at Moreton-in-Marsh (London Paddington from 1 hour 26 mins approx. direct), Banbury (Marylebone 1 hour approx. direct) and Birmingham (50 mins approx. direct).

Local sporting activities include golf at Tadmorton Heath and Milcombe, racing at Stratford

upon Avon, Cheltenham and Warwick; theatre at Oxford and Stratford-upon-Avon.

Approximate distances: Long Compton 3.3 miles, Shipston-on-Stour 3.4 miles, Chipping Norton 8 miles, Banbury 15 miles, Stratford-upon-Avon 15 miles.

About this property

Hunters Moon is a charming stone barn conversion set in a popular, semi-rural hamlet. The property was originally part of the neighbouring farm as a cow shed from the mid-18th century, and then converted to residential living in the 1980's.

Approached over a gravel driveway which has shared access to one other property, private parking for 2 or 3 cars.

A pathway leads to a courtyard in front of the barn entrance. Enter the dining room, leading through to both kitchen/breakfast room, downstairs cloakroom and sitting room. Italian travertine flooring has been laid throughout the kitchen/breakfast room, downstairs cloakroom and dining room.

The Kitchen/breakfast room has solid oak work surfaces, mixer tap and drainer, Bosch double oven, 4 ring gas hob and extractor hood. Space for washing machine, dishwasher and American style fridge freezer. Breakfast seating area, Gas Worcester Bosch condensing wall boiler and exposed stone wall.



The sitting room has engineered oak flooring and an inglenook fireplace with log burning stove, double doors, which open on to the spacious courtyard area to the front, which has outdoor lighting and electric socket. Superfast broadband, phone point, satellite dish and under stairs cupboard.

The upstairs floor has been laid with 15mm Acoustilay soundproof and insulation matting under all the floors.

The landing highlights the barns original exposed beams and stone walling, skylight that provides light to the landing, which is laid with oak engineered flooring.

The entrance to the loft can be found on the landing. The loft is full length and boarded with lights, sockets and three skylight windows.

The Oak flooring follows through to the principal bedroom, which offers plenty of room with a large 4 panelled window and deep sill. The en suite has a shower cubicle, toilet, basin, ladder radiator and skylight.

There are two further double bedrooms, plus a single bedroom/office with beams and skylight.

A modern family bathroom, has both beams and exposed walling and rain shower over bath.

From the courtyard, the entrance path leads you back to the parking area and onto the separate, main garden. A completely private area with an established, nature filled garden, multiple seating/ entertaining

areas, and an expansive view of uninterrupted countryside. The garden is bordered on two sides by farmland. The LPG tank and garden shed can be found at the bottom of the garden shielded by trees.

DIRECTIONS: From Banbury, take the A361 towards Bloxham. At the roundabout, take the second exit on to South Newington Road A361. Follow for approx. 8 miles towards Chipping Norton. At the roundabout, take the third exit on to the A3400 towards Long Compton. Stay on that road for approx. 6.5 miles. Look for a left hand turn approx. 1 mile out of Long Compton sign posted Little Wolford. Continue through the village for about half a mile, past Little Wolford Manor gates, your destination can be found second entrance on the right hand side – an open gravelled driveway will lead you to the right and behind Charlecote Barn, to the property.

SERVICES: Mains water, electricity and drainage are connected to the property. LPG gas provides central heating, hot water and hob. Superfast broadband services and telephone.

COUNCIL TAX BAND: Band F

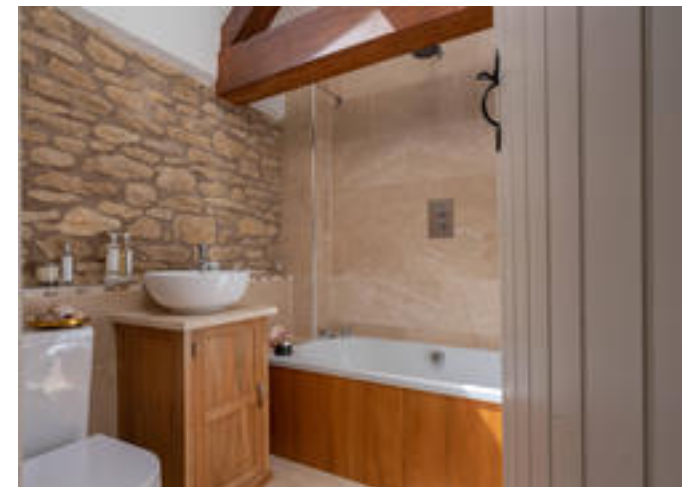
POSTCODE: CV36 5LZ

TENURE: FREEHOLD

LOCAL AUTHORITIES: Stratford upon Avon District Council, Tel: 01789 267575; Warwickshire County Council, Tel: 01926 410410

Viewing

Strictly by appointment with Savills





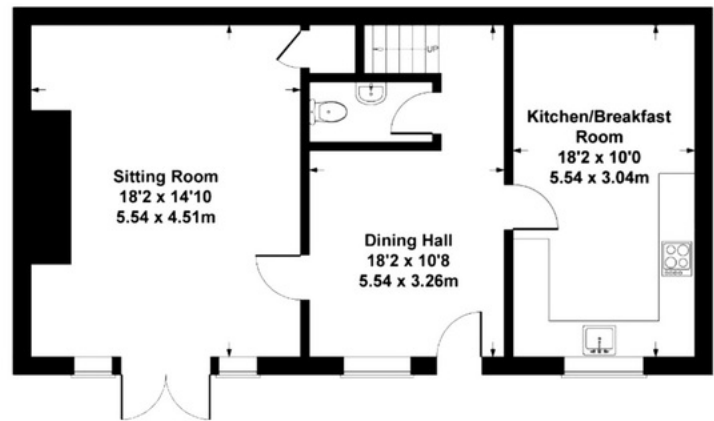


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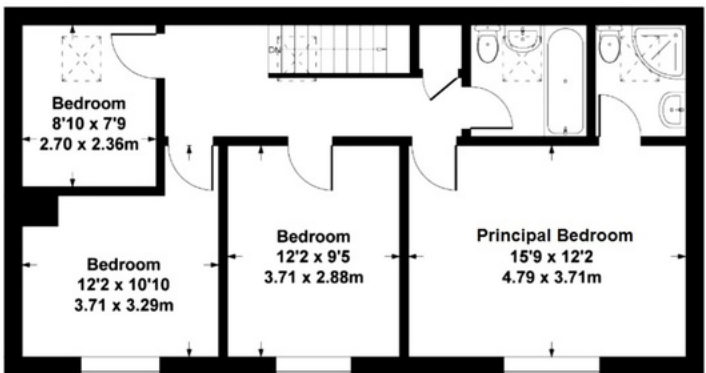
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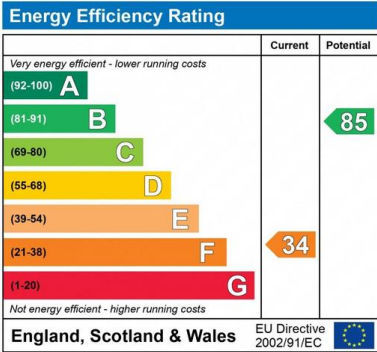
Approximate Gross Internal Area
1315 sq ft - 122.2 sq m



GROUND FLOOR



FIRST FLOOR



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