

DEER PARK

WOLFORD FIELDS BARNS, LITTLE WOLFORD, WARWICKSHIRE CV36 5LT



savills

DEER PARK

WOLFORD FIELDS BARNS, LITTLE
WOLFORD, WARWICKSHIRE CV36 5LT

*A bespoke barn conversion
set within a small exclusive
development of four barns by the
renowned Johnson & Johnson.*

Entrance hall • sitting room • dining room • kitchen
study • guest cloakroom • shower room

Master bedroom suite with en suite bath/shower room
and dressing room and three further bedroom suites

Gardens to the front and rear,
private parking and double garage.

Shipston-on-Stour 2 miles • Moreton-in-Marsh 5 miles
(London Paddington from 90 minutes)

Chipping Norton 8 miles • Stow-on-the-Wold 10 miles

Stratford-upon-Avon 13 miles • Banbury 13 miles

London Marylebone from 60 minutes • Oxford 31 miles

(All distances and times are approximate)



SITUATION & COMMUNICATIONS

- Wolford Fields Barns are located between the village of Little Wolford and Burmington with fantastic access to Shipston-on-Stour and Moreton-in-Marsh.
- Shipston-on-Stour and Moreton-in-Marsh are vibrant market towns with a range of facilities including a large supermarket, hospital, doctor's surgery, shops, restaurants, pubs and the weekly market.
- Daylesford Organic Farm Shop is 9 miles away while the renowned Soho Farmhouse is 13 miles away.
- More comprehensive facilities can be found in Stratford-upon-Avon, Oxford and Cheltenham, including theatres, cinemas and shopping centres.

- There are many excellent schools in the area including Dormer House in Moreton-in-Marsh, Kitebrook, Chipping Campden School, Cheltenham Ladies College, Cheltenham College and Tudor Hall and Bloxham School near Banbury.
- The area has excellent communications with the A3400 providing links to Stratford-upon-Avon and Warwick to the north and Chipping Norton and Oxford to the south. The A44 serves Oxford and the M40 can be accessed via junctions 8 or 9.
- The surrounding countryside provides a wide choice of attractive walks and rides.
- There is a variety of sporting activities in the area including racing at Cheltenham, Stratford-upon-Avon and Warwick, and golf at Brailes, Lyneham, Chipping Norton and Broadway Golf Club.



THE BARNES

- The barns have been sympathetically renovated to provide light, modern living space which takes advantage of the superb countryside views. Great care has been taken to retain the character of the existing brick built barn.
- The barns have been completed to an exceptional standard and each offers front and rear gardens, parking and double garage.

SPECIFICATION

- Underfloor heating throughout.
- Engineered oak and flagstone flooring.
- Steve Booker handmade kitchen.
- Rangemaster cooker.
- Maki showers and cast iron roll top baths.
- Luxury carpets and feature lighting.
- Fitted alarms and electric up and over garage doors.

DIRECTIONS (CV36 5LT)

From Stow-on-the-Wold take the A429 (Fosse Way) north until you reach Moreton-in-Marsh. Continue through the town and after passing over the bridge and leaving the town turn right signposted to Todenham. Continue to Todenham and through the village and after approximately 1.5 miles you will reach a T-junction. Turn right and Welford Fields Barns will be found on the left hand side.

SERVICES

Mains water and electricity connected to the property, private drainage, air source pump heating system. Telephone line subject to BT transfer regulations.

TENURE

Freehold.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

LOCAL AUTHORITY

Stratford-on-Avon District Council. T: 01789 267575.
Council Tax Band to be assessed.

VIEWINGS

By prior appointment only with Savills.

ENERGY PERFORMANCE CERTIFICATE

A copy of the full report can be viewed via Savills.

DATE OF INFORMATION

Particulars prepared: March 2019.
Photographs taken: March 2019.





DEER PARK

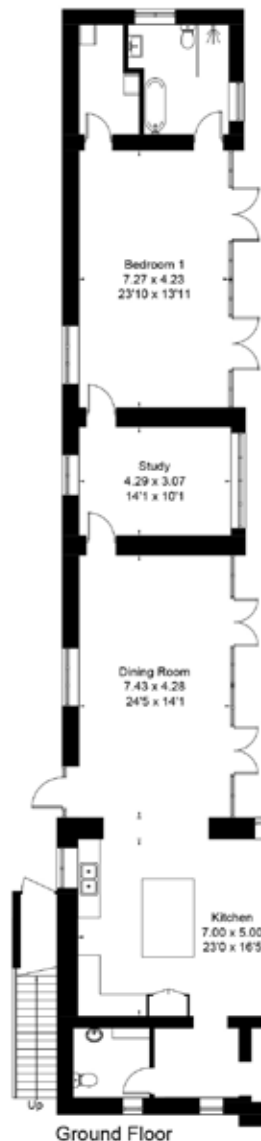
Approximate Gross Internal Area:

306.1 sq.m. / 3295 sq.ft.

Garage: 44.4 sq.m. / 478 sq.ft.

Limited Use Area: 2.5 sq.m. / 27 sq.ft.

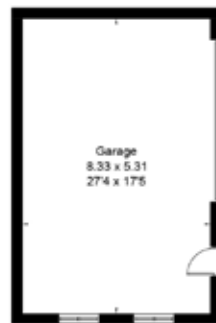
Total: 353 sq.m. / 3800 sq.ft.



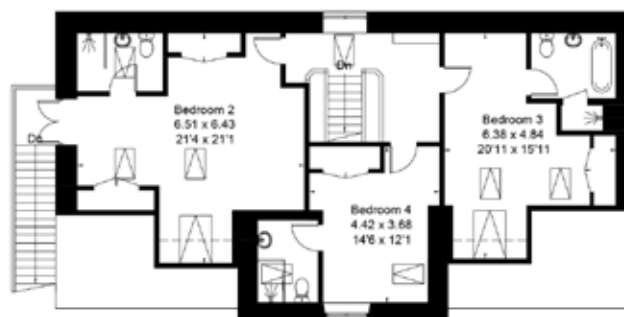
Ground Floor



□ = Reduced head height below 1.9m



(Not Shown In Actual Location / Orientation)

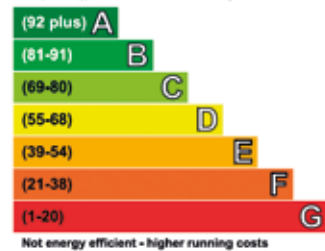


First Floor



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
76	81



IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Particulars prepared and photographs taken: March 2019. 19/03/15 HR. Kingfisher Print and Design Ltd. 01803 867087.

SAVILLS STOW-ON-THE-WOLD

Cotswold House, Church Street,
Stow-on-the-Wold,
Gloucestershire, GL54 1BB
01451 832 832
stow@savills.com

savills