A stylish bespoke barn conversion

Tommy’s House, 1 Wolford Field Barns, Little Wolford, Warwickshire CV36 5LT

Freehold
Entrance hall • sitting room • kitchen • office • utility • cloakroom • three bedroom suites.

Gardens • garage and parking.

Mileages
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
Tommy’s House is 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.

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.

Wolford Fields Barns are also situated between the renowned Soho Farmhouse and Daylesford Organic Farm Shop.

More comprehensive facilities can be found in Stratford-upon-Avon, Oxford and Cheltenham, including theatres, cinemas and shopping centres.

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.
Tommy’s House
Tommy’s House has been sympathetically and stylishly 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 which is evident throughout.

The heart of the home is the impressive sitting room with substantial exposed timbers and large window openings. Over 960 sq. ft. of floor space allows plenty of room to accommodate both sitting, dining and play areas to suit a variety of requirements. Adjoining the sitting room is a cosy home office and a utility room. The sitting opens into a well-equipped kitchen with an excellent range of handmade cabinets and a large island unit.

At the other end of the ground floor is a generous master bedroom suite with a spacious en suite bathroom with roll top bath and separate walk in shower cubicle. The bedroom is double height with a vaulted ceiling which makes a wonderful feature of the original timbers and trusses. The large windows along one wall allow plenty of light to flood into the bedroom. There is a further bedroom suite on the ground floor and a cloakroom, both accessed from the hall.

Stairs rise from the sitting room to the first floor landing which is a good size and can be used as a study/reading area. There is a very cool ‘rustic’ bedroom which makes excellent use of the original beams to create timber partitions within the room to provide areas for sleeping, dressing and studying. This would make a wonderful room for children of all ages. The bedroom has its own bathroom with separate shower cubicle.

The low maintenance gardens lie to the front, rear and side of the property and include lawned areas, terrace and outdoor shower. Planning consent is in place to install a swimming pool under reference 20/00505/LDP dated 2 March 2020. There is a double garage and parking.
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 Wolford 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

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

Viewing
By prior appointment with Savills.

Date of Information

Agent’s Note
The contents are available to purchase by separate negotiation.
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Approximate Area  224.0 sq m / 2411 sq ft
Including Limited Use Area  1.4 sq m / 15 sq ft
Garage  30.2 sq m / 325 sq ft
Total  254.2 sq m / 2736 sq ft

For identification only. Not to scale. © 200615DH

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