




HARTS
AGENTS FOR FINE HOMES

**Croft Cottage, High Close Farm,
Sand Barn Lane, Black Hill,
Stratford Upon Avon
CV37 0PH**

**Guide Price
£875,000**



Computer Generated Image



Example Bathroom Finish



Computer Generated Image

Plot 2 Croft Cottage, High Close Farm, Sand Barn Lane, Black Hill, Stratford Upon Avon CV37 0PH

Approached via private tarmacked road, Croft Cottage is just one of eight new build homes in a countryside location. This deceptively spacious brand new detached barn-style home nestles in the picturesque and idyllic surroundings of Black Hill which is on the edge of Stratford upon Avon. Croft Cottage, although in a countryside spot is ideally located as it is within easy reach is the M42, Warwick, Leamington Spa and of course, Stratford upon Avon. Boasting approximately 1,750 sq ft of beautifully designed living space, this property seamlessly blends modern sustainability with elegant living. With excellent eco credentials, including an air source heat pump, underfloor heating and photovoltaic solar panels, this home is built for comfort and fuel efficiency all year round.

living/Dining Room 22'0 x 18'8 (6.72m x 5.69m)

Bedroom 12'0 x 11'1 (3.66m x 3.37m)

Kitchen 12'0 x 10'10 (3.66m x 3.29m)

Utility Room 7'9 x 6'11 (2.37m x 2.11m)

Shower Room 7'9 x 5'11 (2.37m x 1.81m)

Bedroom 20'2 x 16'4 (6.14m x 4.98m)

Bedroom 18'8 x 16'4 (5.68m x 4.98m)

Ensuite 7'5 x 7'5 (2.25m x 2.25m)

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A superb breakfast kitchen featuring a bespoke shaker style design has been perfectly crafted to inspire both the budding chef and the seasoned entertainer. Includes integrated hob, oven and combination oven/microwave and dishwasher, quartz work surfaces.

The separate spacious utility room has base and wall units with quartz work surface, sink as well as space for washing machine and tumble dryer

Family bathroom on the ground floor adjacent to the 3rd bedroom, has bath, shower and basin with a vanity unit.

The large lounge offers an impressive living and dining area, offering a bright, welcoming space overlooking the garden and patio therefore perfect for family use.

High specification finishes throughout ensure a polished, contemporary feel that you can move into and enjoy immediately.

The accommodation has three generously sized bedrooms, thoughtfully designed to offer flexible living arrangements. One of the bedrooms is conveniently located on the ground floor and adjacent to the bathroom making it ideal for guests, family members needing easy access, or even a peaceful home office. The absence of traditional reception rooms indicates an open-plan lifestyle that maximises space and natural light throughout the home.

Two further double bedrooms on the first floor both have en suite shower rooms.

Outside, you'll find a substantial, south facing, private garden that provides a tranquil retreat with breath taking countryside views, perfect for enjoying alfresco dining, gardening, or simply unwinding in nature. The extensive patio area is perfect for entertaining or dining al fresco. The large block paved driveway offers ample parking for at least three vehicles, catering superbly to families and visitors alike.

A 10-year build warranty adds peace of mind, underscoring the quality construction and attention to detail invested in this exceptional property.

Finished to a high level of specification, this detached barn-style residence is not just a house, but a home ready to welcome you in. Whether you are drawn by the eco-friendly features, the flexible bedroom layout, or the serene setting in Black Hill, this property offers a rare opportunity to live comfortably and sustainably in a truly beautiful countryside location. Don't miss your chance to own this remarkable home – contact us today to arrange a viewing and experience the blend of style, space, and sustainability for yourself.

Agents Note - Photos are Computer Generated Images

Tenure: Freehold Purchasers should check this before proceeding. Service charges apply TBC

Services: We have been advised by the vendor there is mains water, electricity and mains drainage with heating supplied by an Air Source Heat Pump connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

Rights of Way: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

Council Tax: This is yet to be assessed.

Energy Performance Certificate : TBC

Viewing: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.

Money Laundering Regulations

Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale

Internal Living Area 1,744 square feet / 162.05 square metres



Ground Floor



First Floor

