



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

**Guide Price
£775,000**



Computer Generated Image



Example Bathroom Finish



Barley Cottage, High Close Farm, Black Hill, Stratford Upon Avon

Approached via private tarmacked road, Barley 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. Barley 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 1,550 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.

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Living Room 22'1 x 12'2 (6.72m x 3.72m)
Utility 11'7 x 11'3 (3.09m x 1.79m)
Kitchen/Dining Room 22'1 x 10'11 (6.72m x 3.33m)
Bedroom 15'9 x 12'2 (4.81m x 3.71m)
Ensuite 8'8 x 6'0 (2.63m x 1.84m)
Bedroom 17'2 x 10'2 (5.23m x 3.11m)
Bedroom 11'7 x 10'0 (3.53m x 3.06m)
Bathroom 7'8 x 6'8 (2.33m x 2.03m)
Bedroom 10'2 x 8'1 (3.11m x 2.47m)

A superb Dining / family room/ 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. Guest W.C with vanity unit under basin

The full depth lounge offers an impressive living area, offering a bright, welcoming space with window to the front and folding doors opening to the rear garden and patio - perfect for family use.

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

The accommodation has four generously sized bedrooms, one of which could be used a peaceful study. The master bedroom has an en suite shower with vanity unit set under basin. Three further bedrooms and family bathroom.

Outside, you'll find a substantial, private garden that provides a tranquil retreat with countryside views, perfect for enjoying alfresco dining, gardening, or simply unwinding in nature. The paved patio area is perfect for entertaining or dining al fresco. The large block paved driveway offers ample parking for two to 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 semi-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, four bedroom family accommodation, 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.

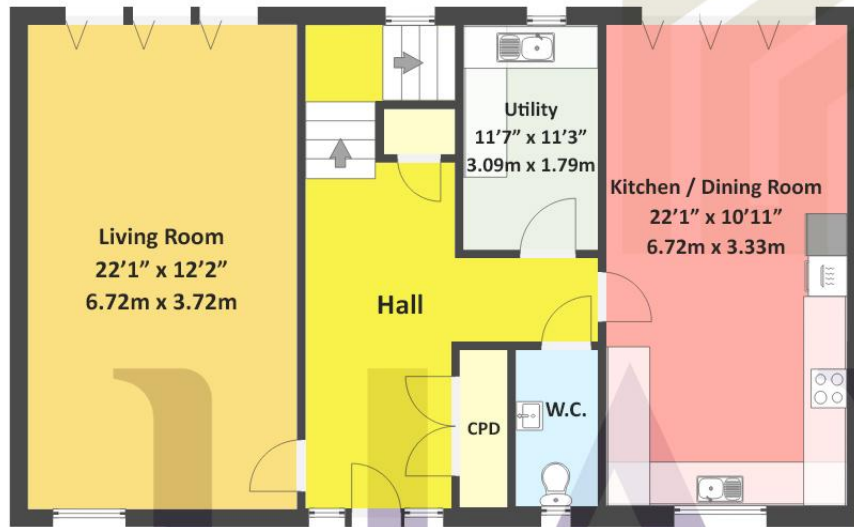
Money Laundering Regulations

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 1,550 square feet / 144.02 square metres



Ground Floor



First Floor

