





Discover this exceptional three-bedroom barn conversion nestled within a sought after gated development in the picturesque village of Morton Bagot, where traditional charm meets contemporary elegance. Boasting a stunning living room with a feature vaulted ceiling, and a beautifully fitted breakfast kitchen overlooking the garden, this property combines period features with modern fixtures and fittings throughout. The flexible layout includes a ground floor bedroom with en suite, two further bedrooms and bathrooms upstairs, a separate dining room perfect for entertaining, and a mature private garden offering tranquil countryside views.

Morton Bagot is a sought-after rural location, prized for its peaceful setting and stunning natural surroundings. Situated just a short drive from larger towns, namely Studley and Henley in Arden where you will find an array of excellent amenities, schools, and transport links while maintaining a serene countryside atmosphere. It is an ideal place for those looking to enjoy the best of country living without sacrificing convenience.

Once through the welcoming hallway with a useful guest WC, you step inside to the impressive living room, where the characterful vaulted ceiling, exposed brickwork and attractive mezzanine level, creates a spacious and light-filled environment perfect for relaxation or socialising. Period features are seamlessly incorporated alongside high-spec contemporary finishes, giving the space a timeless yet fresh appeal.

The breakfast kitchen, fitted to the highest standard with modern appliances and cabinetry, offers lovely views across the garden that enhance the inviting atmosphere.

The separate dining room provides an excellent space for formal dinners and family gatherings, complementing the open, airy living areas, but could equally lend itself to be a further bedroom or second reception room or snug. Also on the ground floor, a generously sized bedroom benefits from its own en suite bathroom, offering privacy and comfort, ideal for guests or multigenerational living.

Upstairs, a flexible landing area creates an additional space that can be used as a study or reading nook, enhancing the versatility of the home. Two further bedrooms occupy the first floor, one being the principal bedroom with en suite facility, and a second double bedroom served by a contemporary bathroom that continues the theme of quality and attention to detail.





Externally, the mature garden is a private haven bordered by lush greenery, framing beautiful countryside views, and providing a peaceful outdoor retreat perfect for gardening, entertaining, or simply unwinding.

This beautiful development is one of just 10 dwellings and has a number of private parking spaces right outside the property, and also has the benefit of visitor parking, together with a wonderful grassed area for residents to use. An ideal area to enjoy family picnics, children's play or simply a lovely dog walk. The garage sits opposite the property and offers fabulous storage above, with potential to enhance for everyday use.

This C18th barn conversion in Morton Bagot offers a unique opportunity to own a home where exquisite features meet modern luxury in a charming rural setting. Finished to a high level of specification throughout, the property effortlessly blends style, comfort, and practicality, making it an ideal residence for families, professionals, or anyone seeking a serene country lifestyle with easy access to nearby amenities.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding. There is a service charge currently set at approximately £85 per month to cover the upkeep of the communal areas



SERVICES: We have been advised by the vendor there is mains LPG, WATER, ELECTRICITY, AND SHARED PRIVATE DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. The LPG connection is shared with the other residents but each home is metered accordingly.

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: We understand to lie in Band G

ENERGY PERFORMANCE CERTIFICATE RATING: D We can supply you with a copy should you wish.

VIEWING: By appointment only

FIXTURES AND FITTINGS: Those items mentioned in these sales particulars will be included in the sale, others, if any may be purchased under separate negotiation. Please ask.

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 and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. 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.







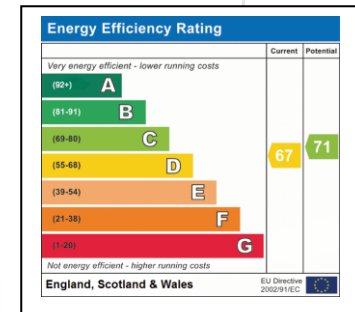


Internal Living Area 1,943 square feet / 180.52 square metres
Plus Garage and 1st Floor Garage Storage - 307 square feet / 28.42 square metres

Ground Floor



First Floor



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