

An aerial photograph of a modern residential property. The house features a combination of light-colored stone masonry and dark horizontal wood cladding. It has a dark grey tiled roof with a skylight. The property includes a large garden with a paved patio area containing a dining table and chairs, a lounge area with a sofa, and a driveway. The house is surrounded by lush greenery and trees.

Warmington

Warwickshire

Mark David

ESTATE AGENTS



WARMINGTON

WARWICKSHIRE

A charming three-bedroom detached barn conversion, beautifully renovated to blend traditional character with contemporary style, complemented by landscaped gardens and a substantial outbuilding.

Ground Floor Accommodation

Entrance Porch, Entrance Hall, Kitchen/Dining Room, Sitting Room, Garden Room, Principal Bedroom with En-Suite Shower Room, Two Further Bedrooms, Family Bathroom.

Outbuilding

Ground Floor: Two Separate Storage Areas
First Floor: Storage Area

Brief Outside Space

Set within Own Grounds, Private Gated Access,
Off-Street Parking for Several Vehicles, Countryside Views.

In all about 1625 sq.ft./ 150.94 sq.m.

Guide Price: £800,000





ACCOMMODATION

This beautifully presented three-bedroom detached barn conversion combines character features with stylish modern living. The property offers well-proportioned accommodation including a spacious sitting room with exposed timber beams and a feature fireplace, a bright fitted kitchen/dining room, garden room, three bedrooms and contemporary bathrooms. The vaulted ceilings, exposed beams and attractive stone elevations provide a wealth of character, while the modern fittings create a comfortable and welcoming home.

Outside, the property is set within its own grounds and enjoys landscaped gardens with lawns, mature planting and far-reaching countryside views, together with attractive seating and entertaining areas. Private gated access provides a sense of privacy and seclusion, while the property also benefits from generous off-street parking for several vehicles. There is also a detached outbuilding providing useful storage and additional potential.

A charming and individual home, offering an appealing blend of period character, modern convenience and a peaceful rural setting, with the added benefits of private gated access, ample parking and attractive countryside surroundings.



SITUATION & AMENITIES

Warmington offers an appealing blend of rural charm and everyday convenience, making it highly attractive to prospective buyers seeking a peaceful yet connected lifestyle. Nestled in the beautiful Warwickshire countryside, the village is known for its picturesque stone cottages, strong sense of community, and scenic surroundings, including nearby walking routes and open farmland.

Despite its tranquil setting, Warmington benefits from excellent transport links, with easy access to the M40, placing Banbury and beyond within comfortable commuting distance. From Banbury, regular direct rail services to London take approximately an hour, making it a practical option for those commuting to the capital while enjoying village life.

The village also enjoys a well-regarded local pub, parish Church, and access to reputable schooling in the surrounding area, making it particularly desirable for families and professionals alike.

DISTANCES

Banbury c. 5 miles

Oxford c. 35 miles

Birmingham c. 45 miles

London c. 82 miles

M40 Junct 11 c. 6 miles

London via Banbury, c 1 hour





SERVICES

The property has oil fired central heating throughout. Mains drainage, water and electricity are also connected to the property

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

TENURE

Freehold

LOCAL AUTHORITY

Stratford-upon-avon
Council Tax Band: F

VIEWINGS

Strictly by prior appointment only with the agents, Mark David Estate Agents, Deddington
01869 338898

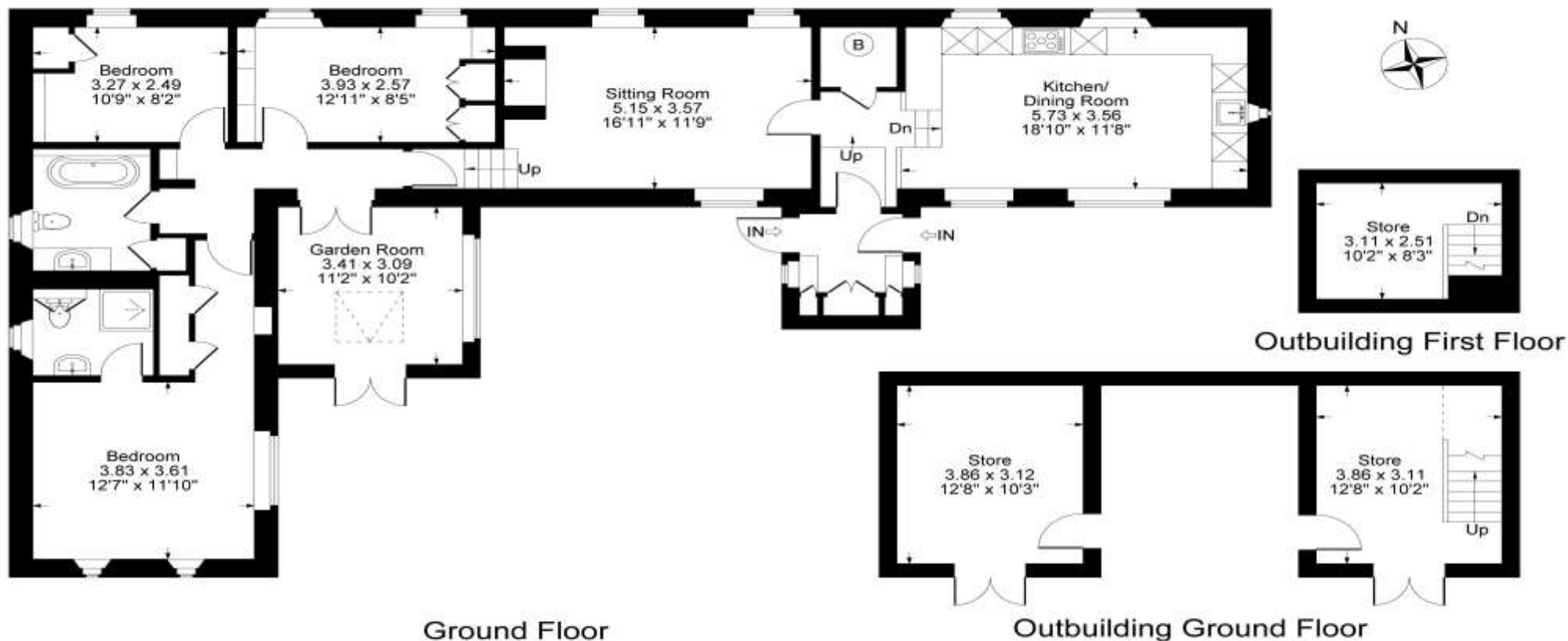
BUYERS PURCHASE FEE:

Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.

DISCLAIMER

Videoring, photography and recording is not permitted unless agreed by prior arrangement by the agent or vendor.





Approximate Gross Internal Area
 Ground Floor = 119.10 sq m / 1282 sq ft
 Outbuilding Ground Floor = 24.04 sq m / 259 sq ft
 Outbuilding First Floor = 7.80 sq m / 84 sq ft
 Total Area = 150.94 sq m / 1625 sq ft
 Illustration for identification purposes only.
 measurements are approximate, not to scale.

Mark David
 ESTATE AGENTS

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