



HAYMAN-JOYCE

TAWNY BARN

STOURTON
SHIPSTON-ON-STOUR
WARWICKSHIRE
CV36 5HG

PERIOD BARN CONVERSION
OCCUPYING A SECLUDED GENEROUS
PLOT OF APPROX. 0.59 ACRE, IN THE
HEART OF A DESIRABLE VILLAGE.

SITUATION

The delightful village is located in the attractive rolling South Warwickshire countryside, on the Warwickshire/Oxfordshire borders

The market towns of Chipping Norton, Shipston-on-Stour and Moreton-in-Marsh provide for most everyday needs. Other larger towns within easy reach are, Banbury, Warwick and Leamington Spa which, together with the City of Oxford, provide more extensive shopping, leisure and educational facilities. There are excellent communications with regular rail services from Banbury to London (Marylebone) and Moreton-in-Marsh to London (Paddington) from 60 and 92 minutes respectively, together with the M40 at either Banbury or Gaydon.

The Members' Club Soho Farmhouse is about 13 miles and the award-winning Daylesford Farm Shop, including the exclusive 'The Club by Bamford' is about 8.5 miles and the now world-famous Cotswold Distillery with its 'Still House Café' is situated on the edge of Stourton village.

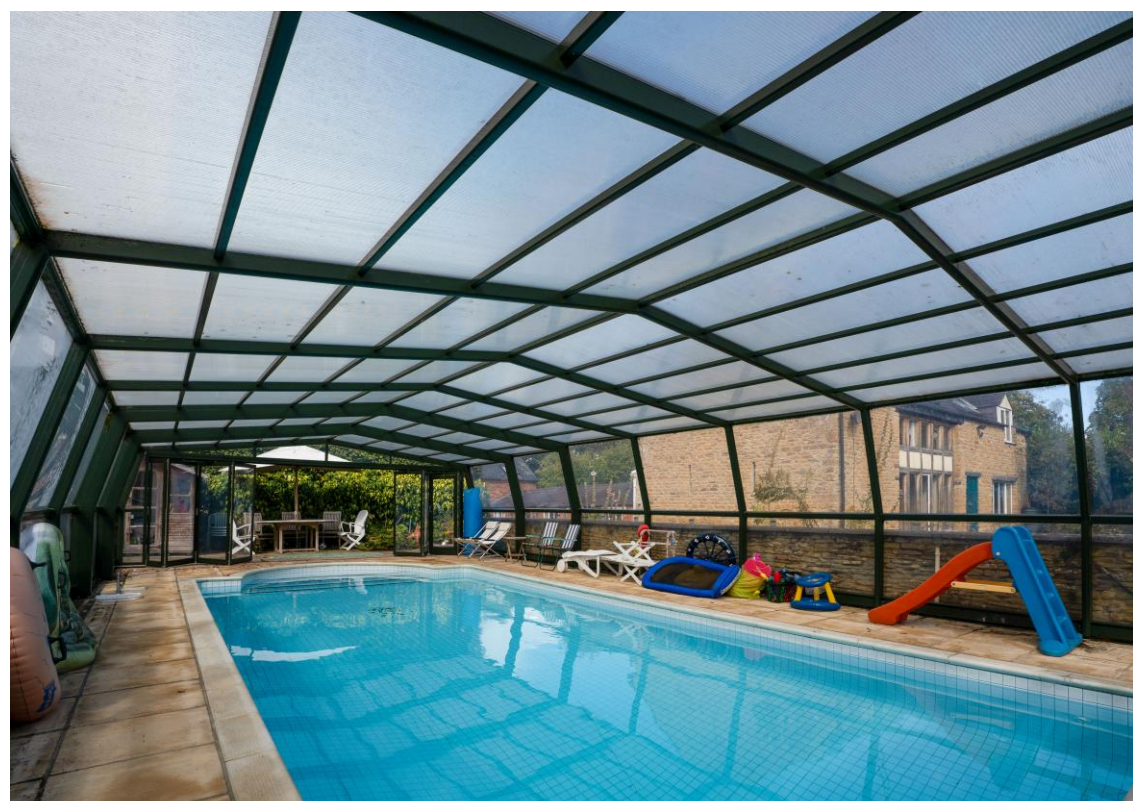
Several golf clubs (Feldon Valley, Tadmorton Heath & The Cotswold Club) all set in beautiful rural locations are easily accessible from between 5 to 15 minutes' drive away.

Guide Price £1,100,000

HAYMAN - JOYCE

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Gloucestershire
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moreton@haymanjoyce.co.uk







THE PROPERTY

- Substantial and highly attractive semi-detached barn conversion, converted in the mid 1980's, with ample accommodation occupying a generous plot of approximately 0.59 of an acre, with attached ancillary accommodation, covered swimming pool, large wooden garage, wooden outbuilding/workshop and a large blocked-paved driveway for several vehicles
- Accessing the property through the front door is the entrance hall, with a cloakroom off, and an open stairwell to the first floor with understairs cupboard
- The sitting room and dining room have the original parquet flooring under the existing carpet
- Open to the entrance hall is the dual-aspect dining room with door to the kitchen/breakfast room
- The triple-aspect sitting room has an attractive stone fireplace incorporating a cast-iron multi-fuel burner, large oak-framed floor-to-ceiling window, exposed oak central beam, and French doors connecting to the conservatory
- The impressive farmhouse-style kitchen offers a good selection of wall and base units with Corian work surfaces and inset one and a half sink, eye-level integral double oven, space and plumbing for dishwasher, separate recess for American-style fridge-freezer, oil-fired Aga 4 oven range classic style cooker, central island with breakfast bar and ample storage, stunning flagstone flooring throughout, double doors to the conservatory, and exposed ceiling beams with downlighters
- The adjoining boot/utility room with cloakroom off and external door access, has several tall and connecting cupboards with space for an upright fridge freezer and a base unit with a Belfast sink with laminated work surfaces each side, housing space underneath (with power, plumbing and external venting) for a washing machine and tumble dryer
- Large Edwardian-style uPVC conservatory, with heat, light, power and ceramic tiled floor
- The attached annex, which has potential to turn into a separate self-contained delightful living space, currently has a study area with a vaulted ceiling and exposed oak beam, spacious family room with a full-vaulted ceiling with exposed A-frames and a large double bedroom with an exposed oak A-frame, with a fitted double wardrobe and adjoining en-suite shower room consisting of a shower cubicle, low-level wc and wash-hand basin
- To the first floor, the spacious landing offers the ideal space for a study area, with a retractable ladder to a substantial boarded loft space
- The spacious principal bedroom with en-suite bathroom has numerous fitted wardrobes and connecting cupboards
- Three further generous sized double bedrooms, all with fitted wardrobes, are serviced by the family bathroom
- EPC Band D

OUTSIDE

- The overall plot of 0.59 of an acre, is beautifully secluded, with a long gravelled driveway leading to a quiet road through the village

- The grounds are predominantly laid to lawn with a variety of established fruit trees, mature shrubbery and high hedgerow
- There is also a small kitchen garden and situated to the rear of the plot (both with power and lighting) are a large greenhouse and an additional wooden outbuilding workshop providing further storage
- The impressive 44' x 22' filtered swimming pool has been much enjoyed by the vendor's family, and has a covering structure (which amplifies heat and protects from general external debris) having quadruple-folding doors at the front enabling this to open up completely, as well the facility for the structure itself to concertina back by approximately a third, to provide a wider open space around the pool for BBQ and entertaining on increasingly frequent hot days
- The extensive block-paved driveway provides off-street parking for numerous vehicles, with additional space, if required, from a detached timber garage with power, lighting, and access to a boarded eave space above, with an external log-store along one side

DIRECTIONS

- On entering Cherington from the A3400 continue to Stourton and 150 yards after the Village Hall turn left signed 'Tawny Barn'
- Follow the drive for approx. 100 yards where the property will be found
- what3words: shepherdess.ordeals.sitting

SERVICES

- Mains water, electricity and drainage are connected
- LG Air source heat pump for water and radiators
- Oil fired Aga for cooking and additional heat source
- Average broadband speeds advertised within this postcode are up to 26.4 Mbps

OUTGOINGS

- Council tax – currently band G
- Tax payable for 2025/26 - £3,900.95

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

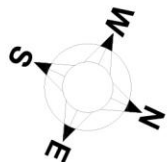
- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
01608 651188

IMPORTANT NOTICE

- Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
- We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
- Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
- Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
- We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
- Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.





Tawny Barn, Stourton, Shipston-on-Stour CV36 5HG

Approximate Area = 272.7 sq m / 2935 sq ft

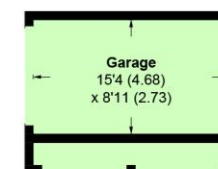
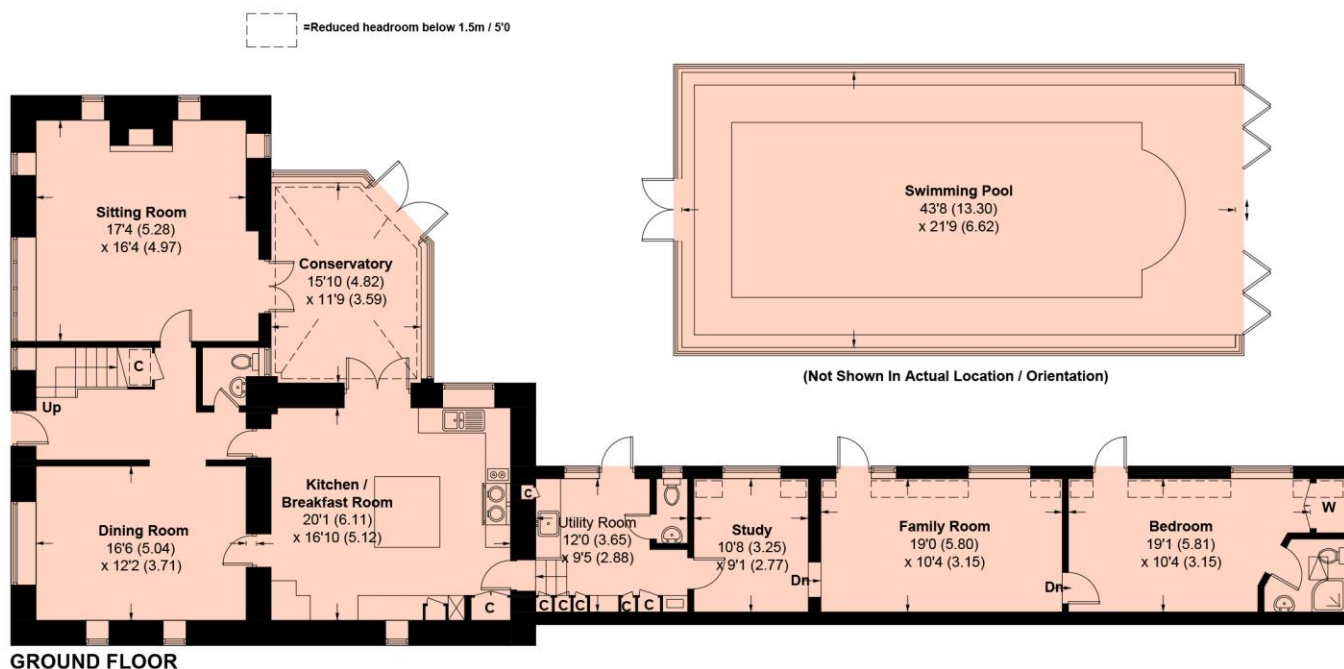
Garage = 12.9 sq m / 139 sq ft

Workshop = 16.8 sq m / 181 sq ft

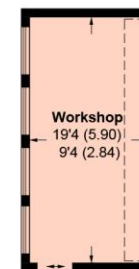
Swimming Pool = 87.8 sq m / 945 sq ft

Total = 390.2 sq m / 4200 sq ft

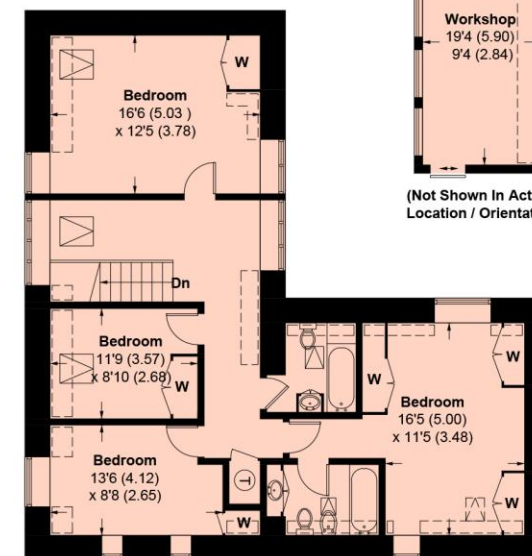
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