



HAYMAN-JOYCE

TOMMYS HOUSE

WOLFORD FIELDS
LITTLE WOLFORD
SHIPSTON-ON-STOUR
WARWICKSHIRE
CV36 5LT

HIGHLY CONTEMPORARY BARN
CONVERSION FINISHED TO AN
EXCEPTIONALLY HIGH
STANDARD THROUGHOUT.

SITUATION

Wolford Fields is situated between the pretty villages of Little Wolford and Burmington

Both Shipston-on-Stour (4 miles) and Moreton-in-Marsh (4½) have a range of facilities for everyday needs including supermarkets, restaurants and pubs, doctors' surgeries and hospitals

The award-winning Daylesford Farm Shop including the exclusive 'The Club by Bamford', is about 7 miles away

The Members' Club, Soho Farmhouse, is about 9 miles away
Others larger centres within easy reach are Oxford, Banbury, Leamington Spa and Stratford-upon-Avon

Good train services reaching Paddington London from Moreton-in-Marsh in approx. 92 minutes

Guide Price £1,000,000

HAYMAN-JOYCE

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THE PROPERTY

- Highly distinctive and superbly presented barn conversion, with beautifully landscaped front, side and rear gardens, double garage to the rear and gravelled off-street parking
- The overall impressive accommodation is finished to an exceptional standard, with a stunning open-plan kitchen/family room, having an abundance of vertical and horizontal beams, oak wooden flooring, stylish contemporary lighting and French doors connecting to both the front and rear gardens
- There is also a useful study/home office adjoining the main living space, with attractive tongue and groove wall panelling, fitted base cupboards with shelving above and a fitted desk area with a double socket point and USB ports
- The highly contemporary kitchen offers a good selection of wall and base units with granite work surfaces, inset Belfast sink, a number of integrated appliances including a Rangemaster Nexus 90 induction Range Cooker, as well as large central island providing numerous storage drawers and breakfast bar space for five stools
- The adjoining utility room has wooden work surfaces incorporating a vintage inset sink and attractive Victorian-style tiled flooring, with a large plant cupboard with wall-mounted boiler, immersion tank, etc.
- Leading off the kitchen area, is a connecting corridor leading to two double bedrooms
- Of particular note is the principal bedroom, which is exceptionally generous in size, with a full-vaulted ceiling having an exposed A-frame, panelled windows overlooking the garden, oak wooden flooring, and an adjoining en-suite bathroom and separate walk-in wardrobe. The en-suite is truly stunning, finished to a high standard, offering a vintage-style Burlington suite with a free-standing roll-top bath, walk-in double shower with rain-shower over, high-level toilet with single flush cistern and a large pedestal sink unit
- The second ground floor double bedroom also has oak wooden flooring and enjoys views of the gardens, with part-tongue and groove panelled walls and a sliding oak wooden door. This bedroom has an en-suite shower room, which is also finished to a high standard, having a shower with rain-shower over, complemented with a selection of vintage-style floor and wall tiles
- In addition there is a downstairs cloakroom consisting of a low-level wc and wash hand basin
- To the first floor, the amazing loft space has been converted to create two areas with a dividing wall, creating space for two double beds with a communal dressing area with vanity table, fitted chest of drawers and storage cupboard
- The adjoining spacious vintage-style bathroom suite, has numerous vertical and horizontal wooden beams and exposed wooden flooring
- The landing area also provides space, ideal for an additional home office
- EPC Band C
- If this is a lettings investment, we would recommend a lettings guide price in the region of £4,000 pcm

OUTSIDE

- The grounds have been beautifully landscaped and are predominantly laid to lawn

- The front and side gardens are enclosed by a high hedgerow, with an extensive lawned area, well-stocked planting bed to one side and an attractive block paved path leading from the front gate to the property, the whole affording a great deal of seclusion
- The front areas open to the side of the property creating a great feeling of space, with gated side access and external door access to the kitchen area. There is also the lovely feature of the original open staircase leading to the hayloft door access (now redundant)
- To the rear is a secluded lawned area with a terrace connecting to the main living space and kitchen area, with a paved path leading to the double garage, pedestrian rear gate and useful outdoor garden shower
- To the side of the house is a useful shed that is ideal to store logs
- The double garage has a roller door, a personal door access to the rear garden, light and power, and a fully insulated loft

DIRECTIONS

- From Moreton-in-Marsh take the A429 (Fosse Way) north and just after the railway bridge turn right to Todenham
- On reaching Todenham continue through the village until you reach the "T" junction
- Turn right and after approx. 500 yards Wolford Fields will be found on the left with Tommys House being the first property on the left
- what3words: timer.juggled.horses

SERVICES

- Mains water and electricity are connected. Private drainage
- Air source heat pump and underfloor heating
- Super-fast fiber optic broadband is connected with download/upload speeds of 300mbps currently provided by Voneus

OUTGOINGS

- Council tax – band F. Tax payable for 2025/26 - £3,397.36

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

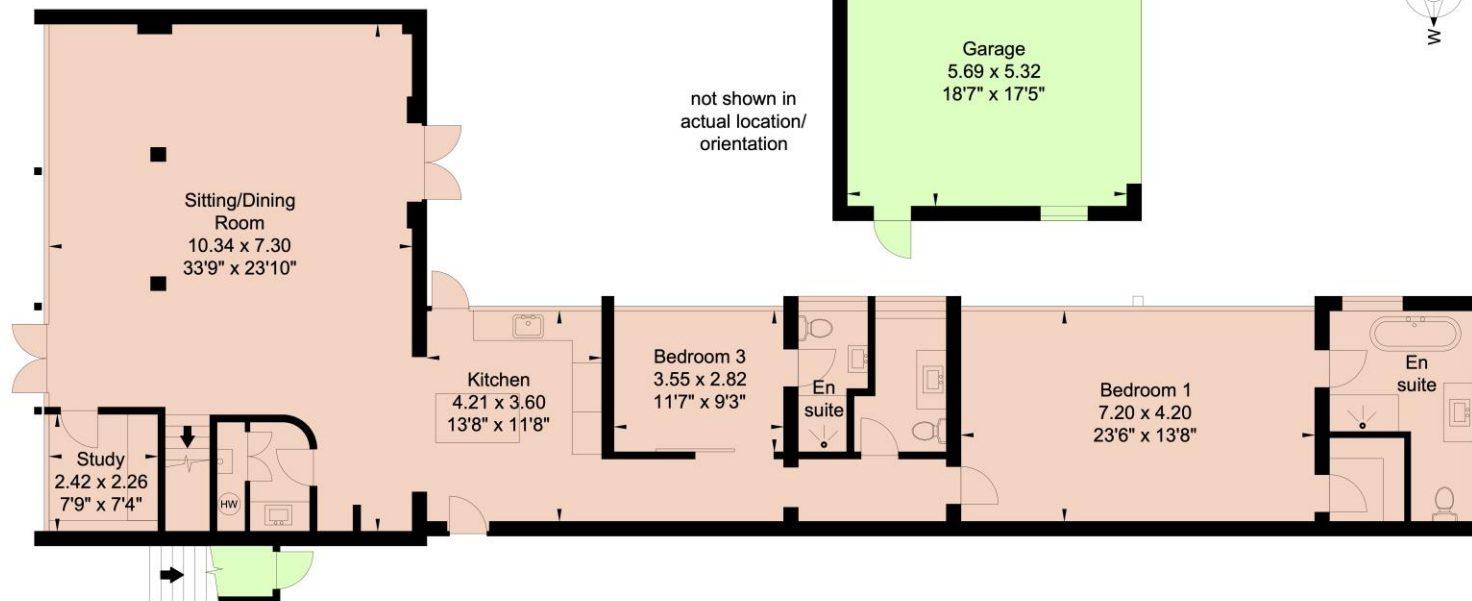
IMPORTANT NOTICE

1. 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.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. 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.
4. 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.
5. 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.
6. 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.

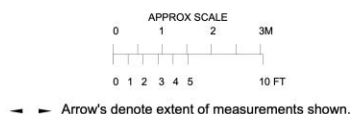




First Floor



Ground Floor



Tommy's House Wolford Fields

Approximate Gross Internal Floor Area
 House: 224 sq m (2,412 sq ft)
 Garage: 30 sq m (326 sq ft)
 Total: 254 sq m (2,736 sq ft)
 ©Cotswold Plans Ltd ma/16326
 This plan is for guidance only and must
 not be relied upon as a statement of fact.

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