

VAUGHANREYNOLDS
ESTATE AGENTS

Skylark Barn Meon Hill
Lower Quinton

About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan
Director



Ginny Vaughan
Director



Matt Reynolds
Director



Skylark Barn Meon Hill, Lower Quinton, Stratford-Upon-Avon, CV37 8QT

A Striking Contemporary Barn Conversion in a Glorious Rural Setting. GIA 2446 sqft.

Set amidst the rolling Warwickshire countryside, with the Cotswolds quite literally on the doorstep, Skylark Barn is a beautifully executed Class Q barn conversion, offering a rare combination of modern architecture, single-storey living, and outstanding natural surroundings

- Impressive Open Plan Kitchen & Living Room
 - Utility, Laundry & Boot Room
 - Four Double Bedrooms
 - Luxury Bathroom & Three En-suites
- Extensive Outbuildings Inc Barn, Yard & Stores
 - Gated Parking & Double Carport
- Formal Gardens & Land Extending to 4.6 Acres
 - Remaining Term of Build Warranty
 - Viewing Essential
 - Video Tour Online



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4



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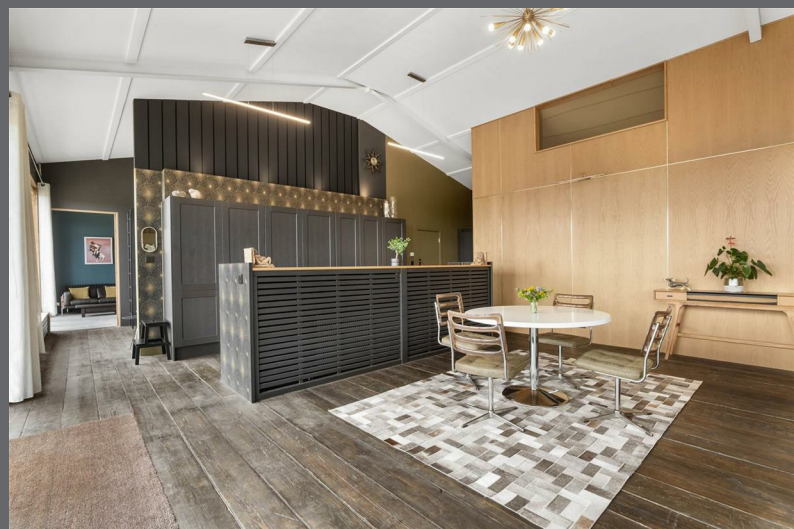


4.70
acre(s)

The Property

Designed with a focus on space, light, and landscape, this striking home centres around a dramatic open-plan living and kitchen area. Vaulted ceilings, a log burner, and a stunning bank of floor-to-ceiling glazing has sliding or double doors allowing the whole facade to be opened up, creating a bright, welcoming space that captures uninterrupted views over the surrounding land — making this the true heart of the home.

Accommodation is thoughtfully arranged with four large double bedrooms, three of which benefit from en-suite bath or shower rooms, offering privacy and comfort. A practical utility room, boot room with door to rear enclosed garden, ideal for wet dogs and wellies, and laundry room ensure the property caters equally well to everyday country life.



Grounds & Setting

Outside, Skylark Barn sits in around 4.7 acres of idyllic countryside grounds. An extensive programme of planting has been carried out over the past six years to provide complete privacy.

The land features a productive orchard with apple, pear, cherry, and hazelnut trees, while a copse of silver birch and maple provides seasonal colour and shelter. A wildlife pond adds both ecological interest and a beautiful focal point to the grounds. The east and south boundary have the original Victorian estate railings, with new hedgerow planted to create a diverse wildlife habitat, reflecting the care and thought given to both design and heritage throughout the property.

The property is approached via a discreet recessed gated driveway, leading to a hardstanding for trailers or horsebox, a substantial 16m barn with power and water, tall openings to allow access for small holder machinery and an enclosed yard, double carport, and a field shelter, ideal for equestrian or smallholding use.





Location

A walk across Meon Hill takes you to a wonderful cafe at Clopton farm shop, which also provides local produce. Whether you're looking for a peaceful retreat, a base for countryside pursuits, or an architecturally distinct home to enjoy modern rural living, Skylark Barn delivers on every level. With a 10-year Build-Zone warranty (from completion of renovation in 2019) providing peace of mind, this exceptional property invites you to enjoy a lifestyle rooted in quality, design, and nature.



A Lifestyle Opportunity

A walk across Meon Hill takes you to a wonderful cafe at Clopton farm shop, which also provides local produce. Whether you're looking for a peaceful retreat, a base for countryside pursuits, or an architecturally distinct home to enjoy modern rural living, Skylark Barn delivers on every level. With a 10-year Build-Zone warranty (from completion of renovation in 2019) providing peace of mind, this exceptional property invites you to enjoy a lifestyle rooted in quality, design, and nature.

Living Room

6.08m x 11.46m (19'11" x 37'7")

Utility Room

2.26m x 4.14m (7'5" x 13'7")

Laundry Room

2.26m x 2.82m (7'5" x 9'3")

Boot Room

2.87m x 3.29m (9'5" x 10'9")

Bedroom One

6.18m x 4.22m (20'3" x 13'10")

En-suite Bathroom

2.16m x 4.22m (7'1" x 13'10")

Bedroom Two

8.44m x 4.23m (27'8" x 13'11")

En-Suite

2.00m x 2.78m (8'7" x 9'1")

Bedroom Three

3.03m x 3.33m (12'11" x 10'11")

Bedroom Four

3.93m x 3.28m (12'11" x 10'9")

Bathroom & Separate WC

2.87x 2.34m (9'5" x 7'8")

Barn

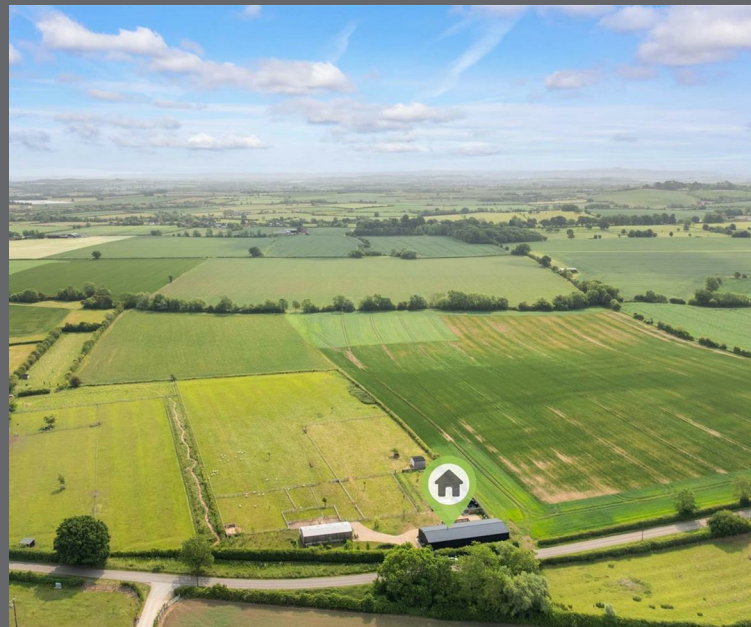
6.00m x 16m (19'8" x 52'6")

Field Shelter

3.6m x 4.8m (11'10" x 15'9")

Car Port

5.10m x 7.65m (16'9" x 25'1")





DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Oil fired central heating, mains electricity and water. Private drainage.

Local Authority: Stratford, Council Tax Band G

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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