



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Northbyre, Priory Barns  
Broad Marston, Stratford-Upon-Avon, CV37 8XZ



## The Property

Discreetly positioned within an exclusive development of just seven bespoke homes, Northbyre is a striking single-storey residence built in 2019, thoughtfully designed to echo the form and simplicity of a modern agricultural barn. Set within a peaceful backwater location and surrounded by open countryside, this exceptional home enjoys the finest position on the site, boasting uninterrupted 180-degree panoramic views across rolling fields and open landscape.

Approached via a long private driveway flanked by countryside and a tranquil lake, the development opens into an attractive courtyard setting with on-site parking, including two dedicated spaces. A pedestrian walkway leads to the property, enhancing both privacy and a sense of arrival.

Upon entering, the reception hall immediately impresses with its abundance of natural light, feature glazed atrium to the front, and sleek tiled flooring that flows throughout the home. Oak panel doors open to a thoughtfully arranged and highly versatile layout, well-suited to a broad range of buyers.

To the front of the property are two well-proportioned bedrooms, alongside a beautifully appointed principal bathroom featuring a contemporary white suite, bath, separate shower, and stylish fittings. A separate utility room adds practical convenience.

The main bedroom is a standout retreat, enhanced by a vaulted ceiling, a wall of fitted wardrobes, and a generous en-suite bathroom with both bath and separate shower, finished to an equally impressive standard



At the heart of Northbyre lies a stunning open-plan lounge, kitchen, and dining space—an inviting and sociable environment flooded with natural light via dual-aspect feature glazing and high ceilings. The kitchen is fully equipped with contrasting wall and base units, quartz work surfaces, and a comprehensive range of integrated appliances, complemented by a breakfast bar for casual dining. Zoned living areas create a seamless yet flexible space, perfect for both everyday living and entertaining.

Large opening doors effortlessly connect the interior with the outside, framing the breathtaking views and blurring the boundary between indoor and outdoor living.





The gardens extend to two sides of the property and are predominantly laid to lawn, interspersed with terrace patios and pathways that link the spaces beautifully. A useful garden shed provides additional storage.

Northbyre represents a rare opportunity to enjoy modern, contemporary, and truly unique living in such a picturesque rural location—offering architectural interest, versatility, and an exceptional sense of peace within the charming village setting of Broad Marston.

### The Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





1



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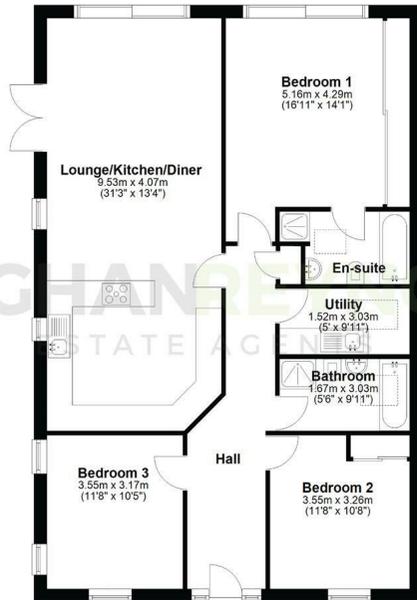


2





**Ground Floor**  
Approx. 111.5 sq. metres (1200.3 sq. feet)



Total area: approx. 111.5 sq. metres (1200.3 sq. feet)

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.

## 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. N.B. There is an estate charge £20 per calendar month towards the upkeep of the communal areas.

Services: Mains electricity and water. Private drainage.

Local Authority: Wychavon, Council Tax Band E

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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