



VAUGHANREYNOLDS
ESTATE AGENTS

The Manor Stables, Manor Lane
Wood Bevington, Alcester, B49 5FR



Property Description

The Stables is a superb Grade II Listed, semi-detached barn conversion with a accommodation set out over one floor, which has been refurbished and remodelled by renowned local builders Johnson & Johnson, known for the fantastic quality and high level of specification to which they adhere.

The barn has been sympathetically renovated to provide a light, modern space. Great care has been taken to retain the character of the the existing brick barn.

Completed to an exceptional standard, The Stables offers an open plan kitchen/dining/sitting room, a utility, three bedroom suites, a one bedroom annexe, private garden and parking.

The kitchen/dining/living space offers light and open plan accommodation with sliding doors into the front garden and French doors to the rear garden, benefitting of the far reaching countryside views.

There are three bedroom suites and a separate WC and utility room.

Outside, there is a separate one bedroom annexe offering kitchen/sitting room, bedroom and WC.

The property benefits from private gardens to the front and rear of the property and plenty of parking. To the rear of the property are fantastic views over the surrounding countryside.

Location





Wood Bevington is a secluded hamlet forming part of an ancient parish of Salford Priors, just to the south-west of Alcester. It is surrounded by farmland, and currently forms part of the splendid Ragley Estate. Situated midway between Stratford-upon-Avon and Worcester, the property is also ideally placed for access to major road networks, being approximately 10 miles from the M5 and 15 miles from the M42. Alcester, Evesham and Stratford-upon-Avon offer convenient day-to-day shopping facilities. There is also a farm shop nearby which sells fresh local produce.





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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.

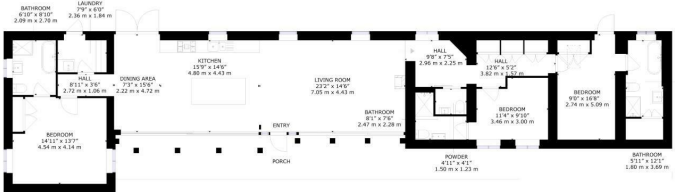
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Electric, water and shared private drainage. No gas at the property. Air source heat pump heating.

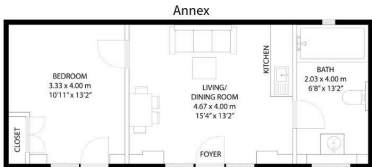
Local Authority: Stratford upon Avon Council Tax Band New Build

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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.

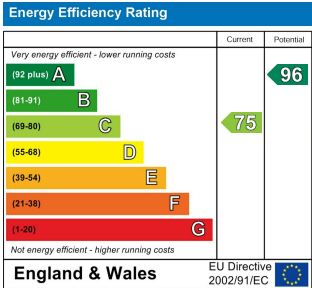


TOTAL APPROXIMATE FLOOR AREA: 1700 SQ.FT



TOTAL APPROXIMATE FLOOR AREA: 441 SQ.FT

GROSS APPROXIMATE AREA TOTAL: 2141 SQ.FT
For identification only. Not to scale.



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