



**VAUGHANREYNOLDS**  
ESTATE AGENTS

The Old Granary, Manor Lane  
Wood Bevington, Alcester, B49 5FR

## Property Description

The Granary has been sympathetically renovated to a very high standard of finish by the renowned local builders Johnson & Johnson. The property provides an abundance of natural light throughout, with stylish, modern living spaces and benefits from far reaching countryside views. The property sympathetically combines the character of the barn and lovely period features such as exposed beams with all the comforts of modern life.

With large windows framing the surrounding views and ensuring natural light throughout, the property feels homely and tranquil. The Granary offers a fantastic dual aspect sitting room, with exposed beams and a wood burner. The doors open up on either side to patios, creating the perfect entertaining space. A study creates the perfect work from home space and utility room.

The kitchen provides a spacious entertaining space, with dual aspects and access onto the private patio and garden. Bedroom 2 is located on the ground floor with a spacious shower room. A cloakroom completes the ground floor. On the first floor is a superb principle bedroom suite with valuated ceilings and exposed beams. There are a further two bedrooms and well appointed family bathroom.

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Outside there are landscaped gardens to the front and rear of the property, with the rear garden benefitting from a private patio and lawned area. A large barn provides under cover parking for several vehicles with additional parking on the driveway.

### Location

Wood Bevington is a secluded hamlet forming part of the 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 M422. 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.

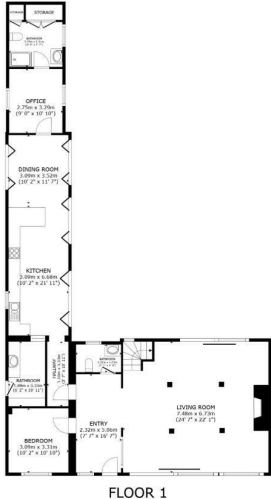
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

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.

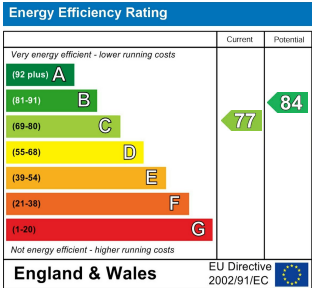


GROSS INTERNAL AREA  
FLOOR 1 140.8 m<sup>2</sup> (1,513 sq.ft.) FLOOR 2 68.8 m<sup>2</sup> (740 sq.ft.)  
TOTAL : 209.5 m<sup>2</sup> (2,256 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 140.8 m<sup>2</sup> (1,513 sq.ft.) FLOOR 2 68.8 m<sup>2</sup> (740 sq.ft.)  
TOTAL : 209.5 m<sup>2</sup> (2,256 sq.ft.)  
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