



VAUGHANREYNOLDS
ESTATE AGENTS

Barley Lodge, Ferry Lane
Alveston, CV37 7QX



The Property

Occupying a prominent slightly elevated position in the very heart of sought-after Alveston village, Barley Lodge is a charming detached Grade II Listed period home of considerable character and historic appeal. Positioned close to the village green and historic river crossing, the property forms part of the historic core of old Alveston and is understood to date back to the 17th Century, with later additions and alterations over time.

Listed Grade II in 1972 for its special architectural and historic interest, Barley Lodge is noted for its traditional timber-framed origins with painted brick infill beneath a tiled roof, reflecting the rich vernacular architecture synonymous with this picturesque Warwickshire village setting.

Beautifully maintained over many years, the property offers an exceptional opportunity to acquire a turnkey village home, whilst still providing scope for a purchaser to personalise and enhance to their own tastes and requirements, subject to any necessary consents.

Set back behind an attractive walled fore-garden, the property immediately conveys a sense of charm. External steps descend to a highly useful lower ground floor cellar/storage area, whilst to the side a block paved driveway provides valuable off-road parking. Steps rise to a wonderfully mature and private courtyard garden, thoughtfully arranged with established shrubs and planting, creating an idyllic setting for outdoor dining and entertaining.

Internally, the accommodation is both welcoming and surprisingly spacious. An entrance hallway with side window leads to the staircase rising to the first floor, with useful understairs storage and a cloakroom/WC. The generous dual-aspect lounge/dining room is undoubtedly the heart of the home, featuring a character fireplace together with fitted shelving and display cabinetry, creating a warm and inviting living space.







To the rear, the breakfast kitchen is well appointed with an extensive range of storage, contrasting work surfaces and breakfast bar, whilst a glazed door provides direct access to the courtyard garden.

To the first floor, the landing gives access to two bedrooms and a modern shower room. The principal bedroom is particularly spacious and benefits from fitted wardrobes.

Homes of this nature are rarely available within the centre of Alveston, particularly those combining historic significance, private parking and established gardens in such a central village position. Barley Lodge therefore represents a unique opportunity to acquire an important and beautifully preserved period home within one of Stratford-upon-Avon's most desirable village locations.

Offered for sale with no upward chain.

The Location

Lying just two miles from Stratford-upon-Avon and bordered on three sides by the River Avon, the much sought-after village of Alveston enjoys an idyllic location set amidst attractive Warwickshire countryside. It offers a wide variety of character, period and modern cottages and houses, together with an historic church, village green and the highly regarded Ferry Inn. Local shopping facilities are readily available in Tiddington, about a mile distant.





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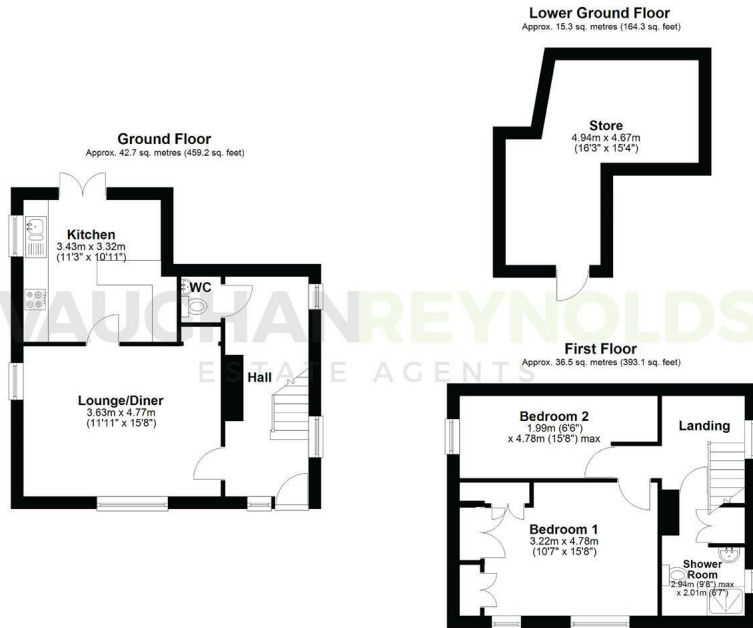
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Total area: approx. 94.4 sq. metres (1016.6 sq. feet)

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.

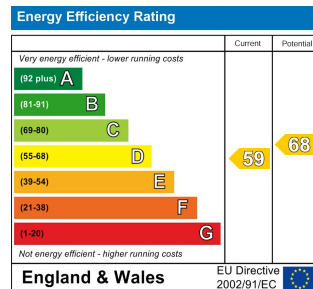
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band D

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