



**VAUGHANREYNOLDS**  
ESTATE AGENTS

7 Owlets End, Barton  
Bidford-On-Avon, Alcester, B50 4ND



## The Property

Tucked away within an exclusive private enclave in the heart of the sought-after village of Barton, 7 Owlets End is a beautifully presented home inspired by traditional barn architecture, blending timeless character with contemporary living. Surrounded by a select collection of similar properties, the setting offers an enviable village lifestyle whilst remaining perfectly positioned between Stratford-upon-Avon and the picturesque Cotswolds, with an excellent choice of neighbouring villages providing further amenities, pubs and everyday conveniences. Whether as a permanent residence or an elegant country retreat, this is a home that effortlessly combines comfort, practicality and location.

A gravel driveway leads into the attractive courtyard setting, where the property enjoys a prominent position with a private driveway and attached single garage. Stepping inside, a welcoming reception hall creates an inviting first impression, with stairs rising to the first floor and a useful cloakroom tucked neatly beneath.

To the front of the house, the generous sitting room is a wonderfully comfortable space, centred around a feature fireplace and enhanced by a bay window that fills the room with natural light. Glazed double doors open into the spacious dining kitchen, creating a sociable flow that is equally suited to everyday living and entertaining. The kitchen is well equipped with a comprehensive range of fitted storage, integrated appliances and ample space for a family dining table. An adjoining boot room provides valuable additional space and offers excellent potential to be reconfigured as a utility or breakfast room if desired, whilst also providing direct access to the rear garden.







The first floor is arranged around a central landing, leading to three well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from a range of fitted wardrobes together with a stylish en-suite shower room, whilst the remaining bedrooms are served by a well-appointed house bathroom.

Outside, the rear garden has been thoughtfully designed with ease of maintenance in mind. A series of terraced seating areas provide the perfect places to relax or entertain, complemented by mature trees that create an attractive green backdrop and a welcome sense of privacy. Gated side access leads conveniently to the driveway and attached garage.

Offered to the market with no upward chain, this is an exceptional opportunity to acquire a spacious and well-maintained village home in one of the area's most desirable rural settings.





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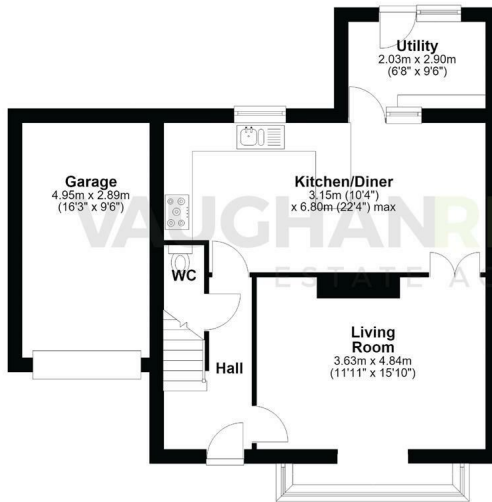
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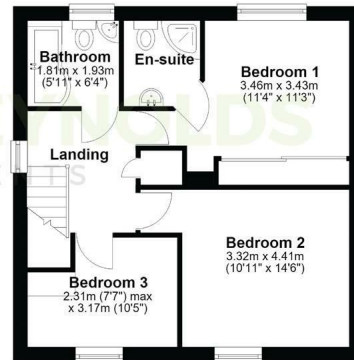
#### Ground Floor

Approx. 70.3 sq. metres (756.8 sq. feet)



#### First Floor

Approx. 46.8 sq. metres (503.6 sq. feet)



Total area: approx. 117.1 sq. metres (1260.4 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.

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

## 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. N.B. Some of the images used may have been enhanced using AI.

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. There is an estate charge of £45 per calendar month as a contribution towards the upkeep of the communal areas, drainage system and CCTV.

Services: Mains electric and water are understood to be connected to the property. Heating is LPG fired and drainage services via a communal Klargester.

Local Authority: Stratford, Council Tax Band

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

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