

VAUGHAN REYNOLDS
ESTATE AGENTS

2 Owlets End
Barton, Bidford-On-Avon, B50 4ND







The Property

Situated within the sought-after village of Barton, 2 Owlets End is a particularly appealing barn conversion, boasting a wealth of character and charm, with exposed timbers, vaulted ceilings and a number of interesting architectural features throughout. The property has been thoughtfully maintained and beautifully presented, successfully blending the character of its original construction with the comforts and practicalities of modern family living.

One of the property's most notable attributes is the surprising scale and versatility of the accommodation, which offers a choice of reception spaces, four well-proportioned bedrooms and a wonderful connection to the landscaped gardens. Indeed, this is a home that offers considerably more than first meets the eye, and internal viewing is strongly recommended to fully appreciate everything on offer.

The accommodation is approached via an inviting central reception hallway, with staircase rising to the first floor, useful understairs storage and a guest cloakroom. The principal sitting room is a particularly attractive space, enjoying a dual aspect, with exposed ceiling beams, a feature fireplace, charming window seat and bespoke fitted cabinetry. There is ample room for comfortable seating, making this an ideal setting for relaxation and entertaining.

A separate dining room provides a more formal entertaining space, with triple bi-folding doors opening directly onto the rear garden, whilst the well-appointed breakfast kitchen is fitted with an attractive range of painted French oak cabinetry, complemented by integrated cooking appliances and space for further domestic appliances. A separate study provides an ideal environment for those working from home, whilst the flexible ground-floor layout allows the accommodation to adapt to a variety of lifestyles.

To the first floor, a particularly attractive galleried landing creates a wonderful sense of space, enhanced by feature glazing, exposed structural timbers and vaulted ceilings. There is also a pleasant seating area, providing an additional place to relax.









The principal bedroom is a generous double room, enjoying windows to both rear and side, fitted wardrobes and a charming vaulted ceiling with exposed timbers. This room is served by a modern en-suite shower room. There are three further well-proportioned bedrooms, each displaying the character associated with a traditional barn conversion, including exposed beams and vaulted ceilings. A spacious family bathroom completes the accommodation, fitted with a bath and separate walk-in shower.

Outside, the property enjoys an attractive, enclosed and predominantly walled rear garden, which has been thoughtfully landscaped to create a private and relatively low-maintenance outdoor space. A combination of paved terraces, pathways, decorative slate beds and established planting provides a pleasant setting for outdoor dining and relaxation.

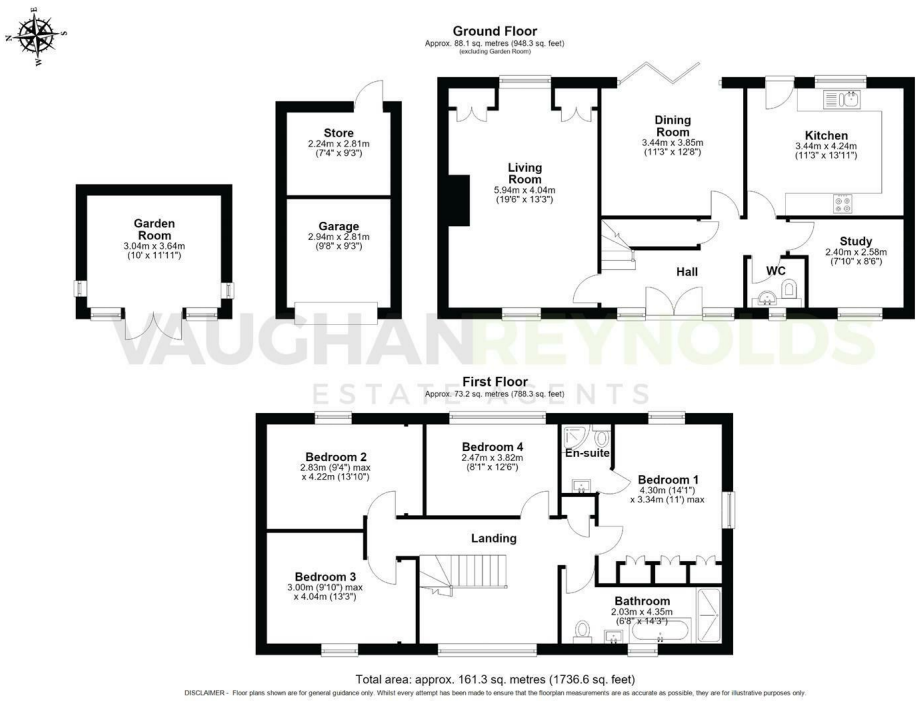
Of particular note is the addition of a delightful glazed garden room, which is insulated and benefits from power, offering a charming retreat overlooking the garden. A timber bar, pergola and decked seating area further enhance the entertaining potential, creating a wonderful environment for enjoying the warmer months.

To the rear, a block-paved driveway provides off-road parking and access to a garage, part of which has been adapted to provide a useful additional store room.

The Location

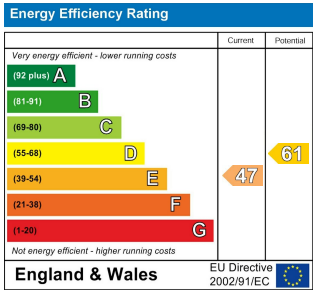
Bidford-on-Avon is situated midway between Stratford-upon-Avon and Evesham. It has amenities for everyday requirements including shops, church, inns, and garage and is well located for easy reach to many surrounding centres and the Vale of Evesham. Stratford-upon-Avon and Evesham offer excellent shopping facilities and there is a regular intercity train service from nearby Honeybourne to London. The surrounding area provides a wide range of recreational opportunities, pleasant walks, riding, fishing and boating on the River Avon and racing at Stratford-upon-Avon, Warwick and Cheltenham.


4
4
2



Total area: approx. 161.3 sq. metres (1736.6 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. 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 a monthly service charge of £80 , payable to Owlets End Residents Association, for the upkeep and maintenance of the communal driveway and private sewerage treatment plan.

Services: Mains water and electricity. Private (shared) drainage. LPG Gas.

Local Authority: Stratford, Council Tax Band G

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.

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk