Armscote Barns

Armscote | Warwickshire | CV37 8ZT



Armscote Barns is a private collection of four new homes, carefully conceived for their setting in the historic village of Armscote.

Designed with a considered approach to proportion, materials and detail, each house combines the character of a traditional country property with the clarity and comfort of contemporary living.

Set within the surrounding Warwickshire landscape, the development offers a rare opportunity to acquire a newly built home in an established rural setting — a place defined by its village character, open countryside and enduring sense of permanence.

There is a particular pleasure in living somewhere that feels established rather than created; where the landscape has shaped the character of the place over generations. Armscote has that quality.

Armscote Barns is a chance to become part of it.

Armscote is a village with a rare quality: it has remained a village. Set among the lanes and fields of south Warwickshire, it has an established sense of place, with handsome period buildings, mature trees and open countryside surrounding it.

Armscote Barns sits within this particularly attractive part of the county, where country living is as much about the landscape as it is about the house itself. There are walks from the doorstep, quiet lanes to explore and a succession of villages, country pubs and market towns within easy reach. It is the sort of setting where a Sunday morning can be spent on foot, rather than in the car.

Despite its rural character, the location is remarkably well placed. Stratford-upon-Avon is close by, bringing with it a wealth of restaurants, independent shops, galleries and cultural attractions, together with the Royal Shakespeare Theatre and the River Avon. The town is sufficiently near for an evening at the theatre or dinner to feel effortless, while Armscote remains sufficiently removed to retain its peaceful character.

The wider area is equally rewarding. The Cotswolds begin to unfold to the south and west, with some of England's best-known villages and landscapes within comfortable driving distance. Shipston-on-Stour, Broadway, Chipping Campden and Stow-on-the-Wold provide opportunities for days out, good food and country shopping, while Warwick, with its castle and historic centre, lies to the north.

For those who need to travel further, the road and rail connections provide straightforward access to Birmingham, Oxford and London, making Armscote a practical base as well as an appealing rural retreat.





Elegant Countryside Living

Step into a bright and welcoming entrance hall, where generously proportioned living spaces unfold on either side. To the rear, the impressive kitchen/dining room is filled with natural light, with double doors opening directly onto the garden and convenient access to a separate utility room.

Opposite, the spacious lounge is a wonderful place to relax, featuring a striking floor-to-ceiling gable window, French doors to the garden and captivating views across the surrounding countryside.

A practical cloakroom completes the ground floor.

Upstairs, three generous double bedrooms each benefit from their own en-suite, offering comfort and privacy for all. The principal bedroom is particularly special, with dramatic floor-to-ceiling glazing framing the far-reaching rural views.

Outside, the garden wraps around the rear and side of the property, providing a generous lawned area with plenty of space to enjoy the peaceful surroundings.



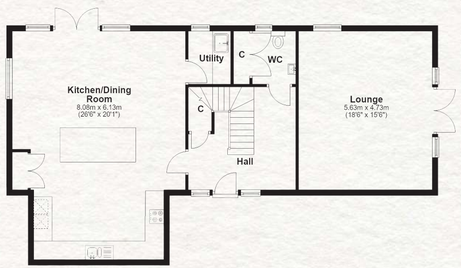


Plot One

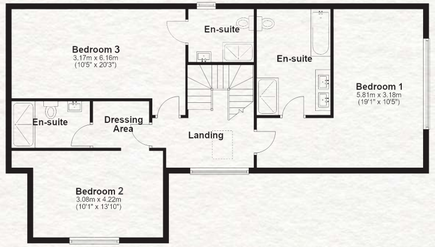
THREE-BEDROOM PROPERTY

2020.3 SQ FT

Ground Floor
Approx. 95.1 sq. metres (1023.5 sq. feet)



First Floor
Approx. 92.6 sq. metres (996.8 sq. feet)



Total area: approx. 187.7 sq. metres (2020.3 sq. feet)

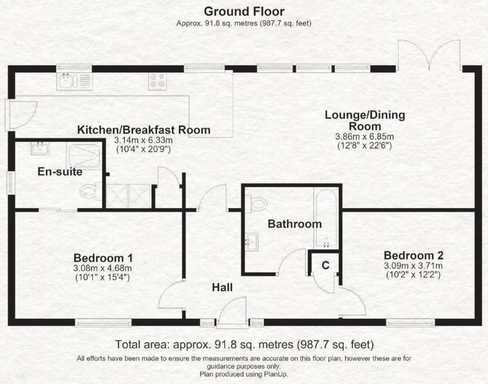
All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

Plot Two

TWO-BEDROOM BUNGALOW

ONE EN-SUITE | ONE FAMILY BATHROOM

987.7 SQ FT



Total area: approx. 91.8 sq. metres (987.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

The only bungalow within this exclusive courtyard development, Plot 2 offers a distinctive take on contemporary single-storey living.

At its heart is a wonderfully bright, open-plan living space, where the lounge and dining area flow seamlessly into the kitchen/ breakfast area. Designed with everyday living and entertaining in mind, this sociable layout creates a welcoming space to relax and enjoy time with family and friends.

The accommodation includes two well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite. A separate family bathroom completes the layout.

Offering convenience, character and the appeal of single-storey living, this is a particularly appealing home within the collection.







A Unique Countryside Bungalow



Traditional Style Contemporary Comfort



Thoughtfully designed with everyday living in mind, Plot 3 combines a practical layout with generous living spaces and beautiful countryside views.

The welcoming entrance hall provides access to a useful study on one side and a separate cloakroom on the other — ideal for those working from home or seeking additional flexibility.

To the rear, the impressive kitchen/dining room forms the natural heart of the home. French doors open onto the garden, while the outlook across the Armscote countryside provides a beautiful backdrop for both everyday dining and entertaining. Opposite, a well-proportioned lounge offers a cosy retreat in which to unwind.

Upstairs, three generously sized bedrooms enjoy attractive rural outlooks, complemented by a family bathroom. The principal bedroom benefits from its own en-suite, while bedroom two is enhanced by floor-to-ceiling windows, drawing the surrounding landscape into the room.

A home that combines thoughtful design, versatile accommodation and the tranquillity of its rural setting.

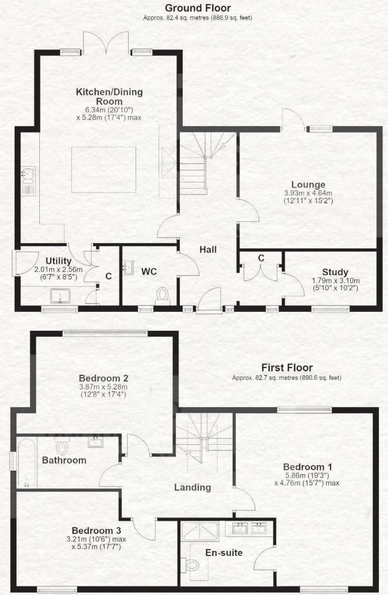


Plot Three

THREE-BEDROOM PROPERTY

ONE EN-SUITE | ONE FAMILY BATHROOM

1777.5 SQ FT

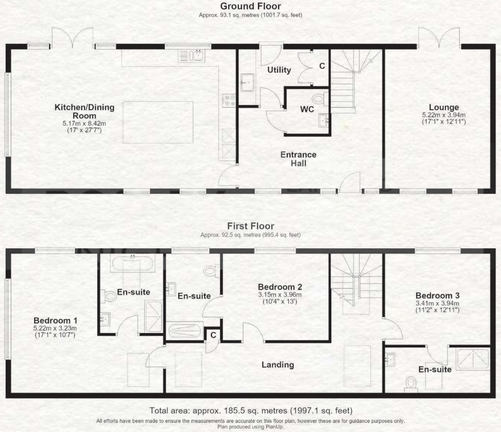


Plot Four

THREE-BEDROOM PROPERTY

THREE EN-SUITE

1997.1 SQ FT



With its distinctive barn-inspired design, Plot 4 makes an immediate impression. Step inside and the sense of space is apparent, with a wide, light-filled entrance hall providing access to a separate utility room and cloakroom.

The superb kitchen/dining room is a particular highlight, offering generous space for cooking, dining and entertaining. Double doors open onto the rear garden, while striking floor-to-ceiling windows along the southern elevation frame uninterrupted views across the surrounding fields, bringing the countryside firmly into focus.

Across the hall, the spacious lounge provides an equally inviting place to relax, with French doors opening onto the garden and allowing natural light to flood the room.

The first floor continues the feeling of space, with three well-proportioned bedrooms, each enjoying the luxury of a private en-suite. The principal bedroom is especially impressive, with floor-to-ceiling gable-end windows capturing exceptional views across the open countryside.







Characterful Barn Style Living








Details and Finishes

Kitchen

- Hardware- Mitred Iecco stainless steel
- Kitchen cupboards and drawers soft-close hinges
- Kitchen work top Hockley super matt, Silestone white marble 20mm quartz
- Stainless steel sinks with drainage grooves
- Siemens integrated fridge freezer, single fan oven, microwave oven and warming draw
- Free standing washing machine
- Free standing tumble dryer

Plot 1,3,4 to include Socket and USB located in the centre island

Plot 2 peninsula to have pull out socket and usb port

Bathroom

- Half height Porcelanosa in Shade bottega white
- Floor tiles Porcelanosa in Shade- durango acero
- Sanitaryware – Duravit finished in white
- Heated towel rail- Duravit finished in Chrome

Heating and Insulation

- Samsung 12kW Air source heat pump
- Underfloor heating downstairs & raised radiators upstairs with thermostats.
- Kingspan Kooltherm 120mm thick between Rafters
- Under rafters Kingspan Kooltherm 82.5mm
- Velux rooflights * where applicable
- 12.5mm plasterboard internal finish

Finishes Features

- Kitchen : Plot 1 – Navy (island), Linen (Wall and Base units)
  Plot 2 – Sage green units
  Plot 3 – Dusk blue (island), Linen (Wall and Base units)
  Plot 4 - Charcoal (island), Linen (Wall and Base units)
- Matt emulsion to walls and ceiling. Eggshell to woodwork
- Stairs finished with Oak handrail
- Ideal Combi - Futura+ Triple glazed window finished in sage green
- Skirting & Architrave - Primed 6 inch skirting and 3 inch architrave
- Flooring: Flagstone Beswick stone castile soft tumbled limestone to the ground floor and Carpet to the upper floor and stairs

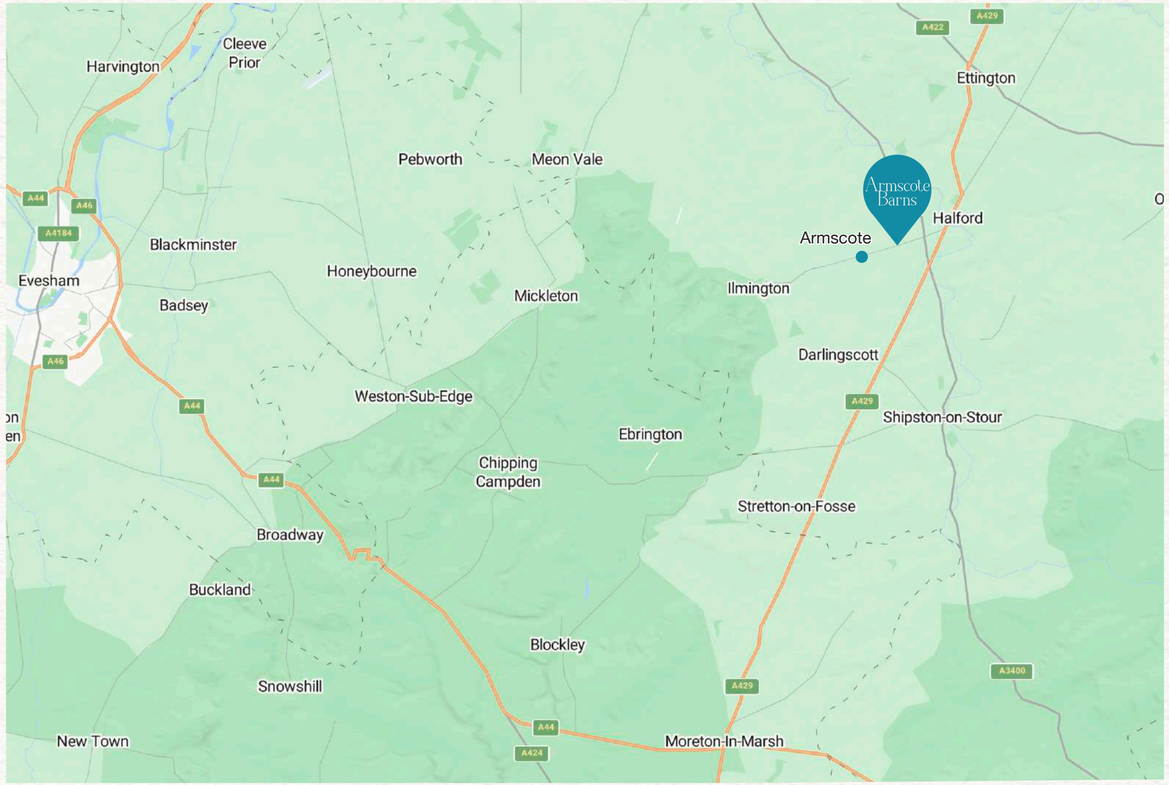
Electrical

- Sockets & Switches In white MK logic with plus with click mode and USB portsch architrave
- Recessed spotlights throughout with soft white hue and dimmable switches
- Mains operated Smoke Detection and Heat Detection
- Carbon monoxide detector Alarm

External

- Turfed Rear Garden
- Redwood treated bin store & bike store
- Patio finished in Pavestone Classic porcelain grey 1200mm x 600mm
- Garden enclosed by Post and 3 rail fencing
- 1.8m close board Garden Dividers
- 7 KW EV Charging point 1 per property
- Anthracite Up/Down Wall Light with dusk/dawn with PIR sensor located around the homes
- Driveway set with 14mm Breedon buff stone
- Paving in Tobermore - tegula trio in bracken
- Roof finished in Cardinal Slate tiles
- External Walls finished in Cotswold Natural Stone Co

* Specifications may vary across all units, or unexpected changes in specification may occur during the build. Therefore, please do seek further information regarding what will be included within your plot at the time of purchase. Such information will be confirmed via Solicitors. Sheldon Bosley Knight holds no liability over the specification.



Perfect location

For work life...



Stratford Train Station 8.4 miles
Moreton-in-Marsh Train Station 7.8 miles
Birmingham New Street Station 45.1 miles



Shipston-on-Stour 3.6 miles
Stratford-upon-Avon 4.8 miles
Cotswolds 8.6 miles
Birmingham 43.9 miles



Birmingham Airport 32 miles
London Heathrow 87 miles



Shipston-on-Stour 11mins
Stratford-upon-Avon 18mins
Leamington Spa 1hr 30mins



For social life...

Shipston-on-Stour — approximately 3 miles- has a traditional High Street and Market Square with independent shops, cafés, restaurants and everyday services

Amenities

Local Service	Distance
Newbold Village Store Newbold-on-Stour	1 miles
Sainsburys (New) Shipston-on-Stour	3.1 miles
Co-Op Food Shipston-on-Stour	3 miles
Londis Shipston-on-Stour	3 miles
Shipston Medical Centre Shipston-on-Stour	2.8 miles
Family Dental Practice Shipston-on-Stour	3 miles
Waitrose & Partners Stratford-upon-Avon	6.5 miles

Lifestyle & Leisure

For those who love the great outdoors, Armscote Barns offers a truly enviable setting. A private right of way, exclusively for residents, leads directly from the development across the surrounding arable fields towards the village – ideal for dog walking, leisurely Sunday strolls or a walk to the local pub.

For fitness and leisure, Shipston Leisure Centre is just three miles away on Darlingscote Road.

Cyclists are also particularly well catered for, with Armscote positioned within some of the region's most scenic routes. The surrounding rolling countryside provides an array of popular cycling loops connecting Stratford-upon-Avon, the Cotswolds and the wider Warwickshire countryside – making it an ideal base for both casual rides and more challenging routes.

Pubs & Restaurants:

Food lovers are equally well catered for. The highly regarded The Ivy has recently opened in nearby Stratford-upon-Avon, adding another exceptional dining destination within easy reach. Alongside Stratford's renowned restaurants, independent cafés and historic pubs, there is an excellent choice of places to enjoy everything from a relaxed lunch to a special occasion.

The Fuzzy Duck, Armscote. This will be your local pub, a characterful former coaching inn with exposed beams, flagstone floors and fireplaces, offering contemporary Cotswold-style dining. The restaurant describes its menus as seasonal and based around local suppliers.

There are numerous country pubs in the surrounding villages, including the White Hart at Newbold-on-Stour, Howard Arms at Ilmington and The George Townhouse in Shipston-on-Stour are highly recommended.



Meet The Team

Founded in Shipston-on-Stour in 1843, the Sheldon Bosley Knight business was built on auctions and on-site farm sales. In the 183 years since, our business has survived two world wars, seen seven monarchs, successfully navigated recessions and depressions and watched in awe as men landed on the moon. Very few UK independent businesses have the heritage we do.

Today, SBK Property Group is a full-service land and property management group, servicing multiple customer audiences, encompassing 10 brands, employing over 170 people and operating across 18 sites.

The Group offers a wide range of property expertise including matters relating to; residential sales, land & new homes, auctions, planning & architecture, rural, commercial property, probate property, conveyancing and mortgage advice. Our affiliated companies - SBK Lettings and Levels - provide lettings and block management services.

Whatever your land or property needs, our expert teams can help.



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For more information and to contact the New Homes Team

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SHELDON BOSLEY KNIGHT

LAND AND NEW HOMES