



Oversley Green, Alcester, B49 6PH

Guide price £900,000


KING
HOMES

**** One of the Alcester Area's Most Distinctive Homes ** Spectacular Open-Plan Kitchen, Dining & Living Space ** Self-Contained Annexe ** Landscaped Gardens & Countryside Views ** Sought-After Oversley Green Setting **** Tucked away within the picturesque hamlet of Oversley Green, just moments from the highly sought-after market town of Alcester, Apple Barn is a remarkable conversion of a traditional Warwickshire barn. Soaring vaulted ceilings, exposed oak timbers and original brickwork reveal the building's agricultural origins, while expansive glazing and contemporary design have created a home that feels entirely relevant to modern life. With landscaped gardens, countryside views and a detached self-contained annexe, Apple Barn brings together architecture, setting and versatility in a way rarely found so close to Alcester.



Approached via a generous gravel driveway providing parking for several vehicles, Apple Barn sits within mature gardens, with established planting and a series of outdoor spaces enjoying views across the surrounding countryside. The setting is distinctly rural, yet Alcester, with its independent shops, cafés, restaurants and excellent local amenities, is close by.

Inside, the original fabric of the barn remains central to the character of the house. Its Grade II listed heritage can be seen in the exposed oak framework, vaulted ceilings and original brickwork, complemented by contemporary finishes and hardwood detailing that sit comfortably alongside the original structure.

The open-plan kitchen, dining and living space sets the tone for the home. A dramatic vaulted ceiling exposes the original oak trusses, while a double-height glazed elevation and rooflights bring an abundance of natural light into the room. Flagstone flooring runs beneath the space, complemented by underfloor heating, and the combination of brick, oak and expansive glazing gives the room a strong architectural identity.

The kitchen sits naturally within the open-plan arrangement, with sleek cabinetry and stone worktops complemented by integrated appliances, a Rangemaster-style cooker and wine cooler. Alongside is ample room for a substantial dining table, while the living area is centred around an exposed brick inglenook fireplace with a log burner. Large glazed doors open directly onto the terrace and gardens, connecting the living space with the countryside beyond.

A contemporary open-tread staircase with oak treads and stainless steel balustrades rises to the galleried first floor. The relationship between the double-height glazing, galleried landing and original oak structure is one of the defining features of the conversion, allowing the architecture of the former barn to remain visible from almost every angle.

Beyond the main living space, an inner hallway leads to the ground-floor bedroom. A generous double with fitted wardrobes, engineered oak flooring and exposed brick detailing, it is served by its own en-suite shower room with a walk-in rainfall shower and contemporary fittings. Its position on the ground floor also provides the option of single-level living when required.

Upstairs, Bedroom 2 retains much of the character of the original barn, with exposed oak beams, vaulted ceilings and

rooflights shaping the room. Also on this level is the separate bathroom, where the original timber structure forms part of the room alongside a freestanding bath, separate walk-in rainfall shower and vanity unit, continuing the balance between old and new found throughout the house.

The third bedroom follows the same architectural language, with exposed timbers, vaulted ceilings, fitted storage and natural light from above. Its proportions allow it to work comfortably as a double bedroom while retaining the individuality found throughout the first floor.

Separate from the main house, the self-contained annexe adds considerable flexibility to Apple Barn. The detached building provides an open-plan living space with its own kitchenette and contemporary shower room, with stairs rising to a separate first-floor bedroom. French doors open directly outside. Its independence from the main house makes it particularly useful for extended family, visiting guests or those wanting a dedicated place to work from home.

Outside, the gardens are arranged as a series of distinct areas rather than one conventional lawn. Paved terraces provide space for outdoor dining and entertaining, while mature planting, established hedging and maintained borders bring structure, colour and privacy.

Beyond the more formal garden, the outlook opens across the surrounding Warwickshire countryside. A secluded terrace with hot tub is positioned to make the most of the views, creating a quieter space away from the main terrace and entertaining areas.

Apple Barn combines the character of its agricultural past with a conversion designed around contemporary living. Original architecture, the dramatic open-plan living space, independent annexe, landscaped gardens and countryside views all contribute to its individuality. Set within Oversley Green with the heart of Alcester close by, it is a combination that is particularly difficult to find in this part of Warwickshire.

Why We Like It

A home with genuine individuality – Apple Barn isn't a property that can easily be replicated. Its exposed oak structure, vaulted architecture, original brickwork and contemporary additions give the house a character entirely of its own.

The main living space defines the home – Double-height glazing, exposed oak trusses, flagstone flooring and an

inglenook fireplace combine with the scale of the room to create a space with real presence.

The annexe adds another dimension – Completely separate from the main house, the self-contained accommodation provides genuine independence for family, guests or home working.

The countryside is part of the experience – Landscaped gardens give way to views across the surrounding Warwickshire countryside, with terraces and seating areas positioned to enjoy the setting.

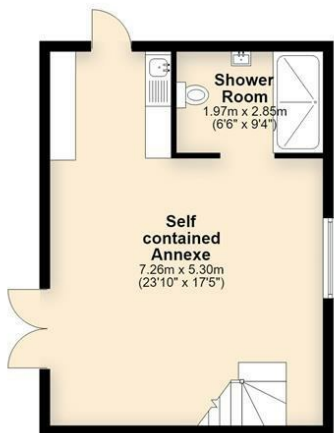
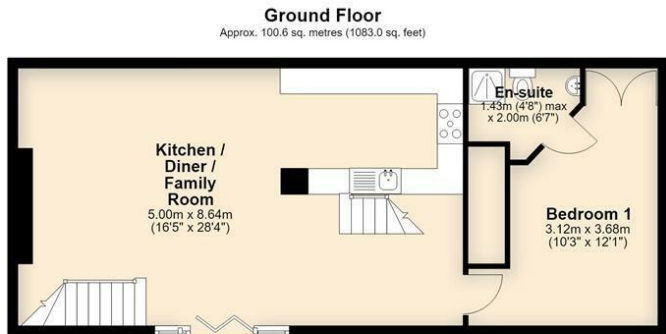
Rural, without feeling remote – Oversley Green offers the peace and outlook of a countryside location, with Alcester and its shops, cafés, restaurants and amenities close by.

Difficult to replicate – The combination of barn architecture, independent accommodation, landscaped gardens and rural views is not often found within such easy reach of Alcester

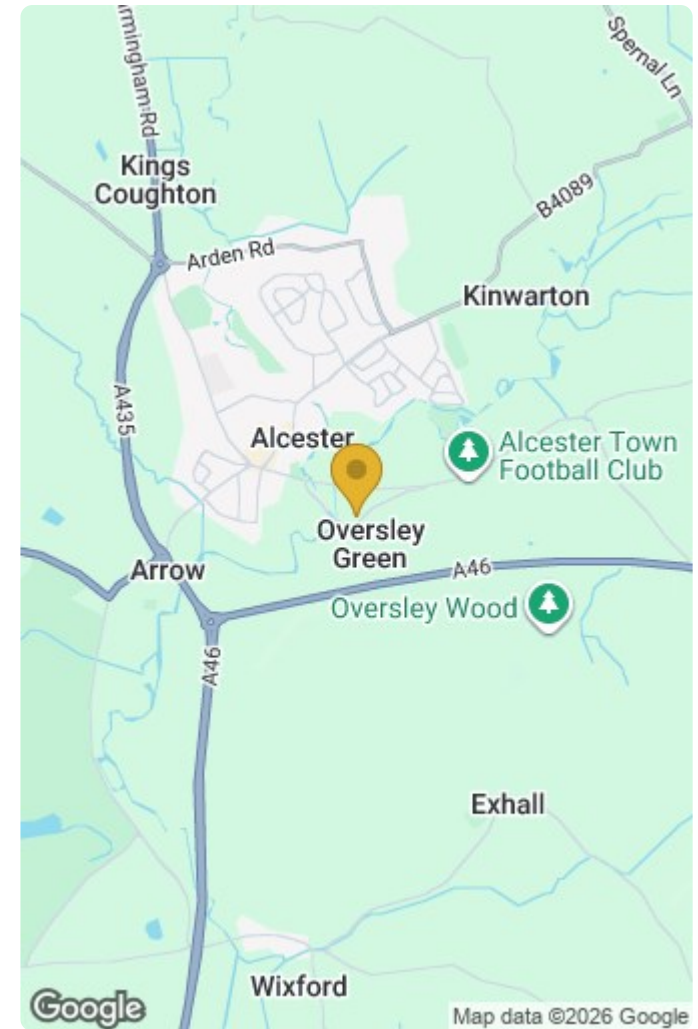
Kitchen/Diner/Family Room	16'4" x 28'4" (5.00m x 8.64m)
Bedroom 1	10'2" x 12'0" (3.12m x 3.68m)
En-Suite	4'8" max x 6'6" (1.43m max x 2.00m)
Bedroom 2	15'7" x 13'11" (4.75m x 4.25m)
Bathroom	7'1" x 8'0" max (2.17m x 2.46m max)
Bedroom 3	13'3" x 10'2" (4.05m x 3.10m)
Self Contained Annexe	23'9" x 17'4" (7.26m x 5.30m)
Shower Room	6'5" x 9'4" (1.97m x 2.85m)
Annexe Bedroom	21'10" x 14'4" (6.66m x 4.39m)







Total area: approx. 177.9 sq. metres (1915.2 sq. feet)



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	