



FOR STARTERS



OFFERS IN EXCESS OF
£400,000

MAIN COURSE

Searching for a low-maintenance home with character and charm? Ready to escape the town and embrace a simpler, country lifestyle while keeping energy bills under control? Welcome to this nearly new, thoughtfully designed property built by Cala Homes, offering the perfect blend of comfort, convenience, and style.

What makes this home special:

From the moment you arrive, the kerbside appeal catches your eye, setting the tone for what lies inside. Step through the light, airy reception hall, where the Karndean flooring strikes the right balance between practical and stylish. The layout is perfect for modern living, especially the standout feature: a stunning open-plan kitchen, dining, and living space. The kitchen is designed with quality in mind, featuring sleek quartz worktops—an elegant upgrade made by the current owners—along with integrated appliances. The dining area flows seamlessly into a part-vaulted living area with twin skylights and French doors that fill the space with natural light, creating a warm and inviting atmosphere.

The ground floor also includes a well-proportioned sitting room, a practical downstairs cloakroom, and two generous storage cupboards. Moving upstairs, the spacious landing leads to three well-sized bedrooms. The master suite includes built-in double wardrobes, an en-suite with a double shower, and that all-important window to let in natural light and fresh air. The second bedroom is a comfortable double, while the third serves perfectly as a single bedroom or home office. The family bathroom also benefits from a window, keeping the space bright and well-ventilated. From the front bedroom, enjoy tranquil views of farmland, with grazing sheep as a reminder of the idyllic surroundings.

Outside, the magic continues.

The garden is surprisingly spacious for a modern home, offering more than enough room to unwind or entertain. The owners have thoughtfully extended the patio and added a charming summer house with a veranda—another valuable



upgrade—providing the perfect spot to enjoy the evening sun with a book or a glass of wine. The detached garage is impressively large, wide enough for easy car access and long enough for extra storage or workspace. Two parking spaces in front of the garage add to the convenience.

And here's the icing on the cake: the property is offered with no upward chain, making your move as smooth as possible. With the remainder of the NHBC guarantee still in place, this home offers peace of mind, quality craftsmanship, and a move-in-ready opportunity you won't want to miss.

As is standard on newer developments, there is an annual maintenance charge to cover the upkeep of the communal areas. This charge is currently levied at £205.35 per annum. Please contact us for further information if required.

Ready for a fresh start in a beautifully upgraded, low-maintenance country retreat? This one ticks all the boxes!



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - B



North/East



All Mains Services
are connected



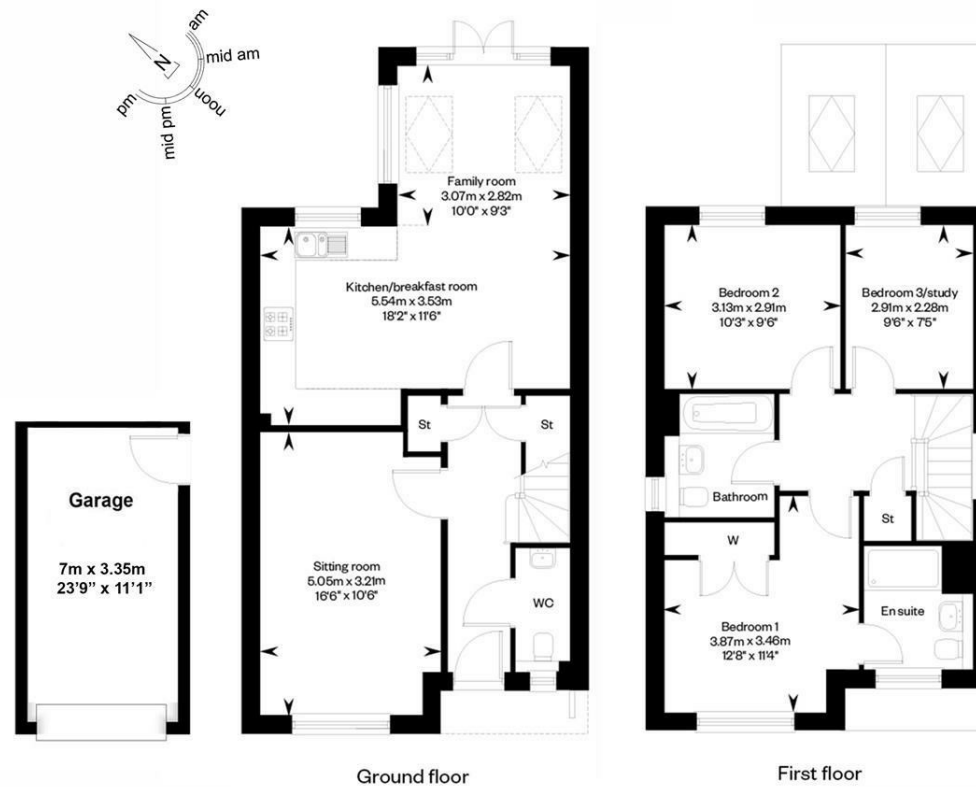
Heating System
Mains Gas



TBC Shipston High
School or Stratford
High School

WHY NOT TAKE
A LOOK INSIDE?
GIVE US A CALL
01789 414222





Approximate Gross internal area 1376 square feet | 127.8 square metres
(Including garage)

The floorplan is provided for illustrative purposes only and may not be to scale.
Measurements are approximate and should not be relied upon as exact. Buyers are encouraged
to verify dimensions and layouts independently if they are important to the purchase decision.

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A PROPERTY
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