



FOR STARTERS



OFFERS IN EXCESS
£415,000

MAIN COURSE

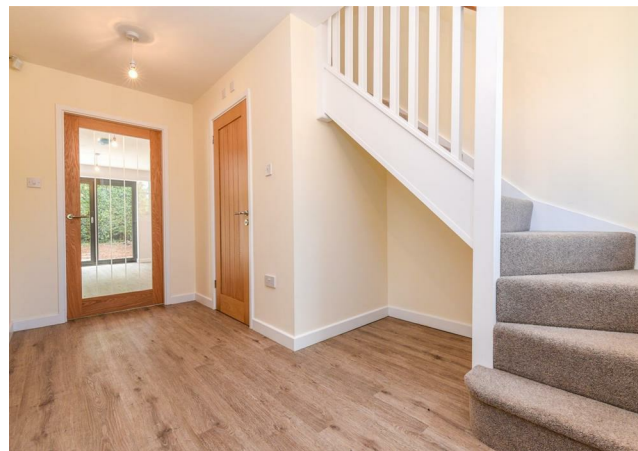
Like the idea of a brand new home but not sure about large developments? Are you considering a larger property but put off by out of date kitchens & bathrooms? Or perhaps you're looking to downsize into a home with low running costs and 10 year warranty giving you complete piece of mind? Whatever your reason for moving, look no further as this stylishly presented NEW HOME will undoubtedly tick all of your boxes and more.

This bespoke NEW HOME has all the trimmings, designed with modern living in mind, this property offers light, flexible and stylish accommodation and is finished to a high specification. Designed with the garden in mind the main feature of the property is the stunning open plan kitchen, family, dining room which is bathed in light thanks to the twin bi-fold doors and large roof lantern. We love the subtle industrial twist with exposed brick and galvanised conduit which gives this space a contemporary point of difference.

The kitchen is fitted with solid wood work tops and contemporary light grey units. Within this space is a cleverly designed study/homework area which is tucked away from the main space but close enough to keep an eye on family life. To the front of the property is a cosy retreat ideal which is an ideal space to relax in. On a practical note the utility room is easily accessed off the kitchen keeping the working appliances out of the way. There is a nice sized entrance hall and contemporary downstairs cloakroom off. To the first floor are three DOUBLE bedrooms and stylish family bathroom.

The master bedroom benefits from an en-suite shower room which has a large walk in shower. To the rear is a nicely sized garden with patio to enjoy a G&T or two. The property is set well back from the road having large frontage and off road parking for 3-4 cars. The property comes with all of the benefits of a new home. Ten year warranty, low running costs, no maintenance.

PLEASE USE THE FOLLOWING POSTCODE TO FIND THIS PROPERTY:
CV37 8NY



LOCATION

The popular village of Alderminster is situated in beautiful Warwickshire countryside, with an award winning gastro pub The Bell. The market town of Shipston on Stour, just 5.5 miles away provides an excellent selection of amenities and more extensive shopping and leisure facilities including the Royal Shakespeare Company can be found in Stratford upon Avon just 5 miles away.

There is a range of state, grammar and private schools in the area including boys and girls grammar schools in Stratford upon Avon and Warwick, The Croft Prep School, Bloxham and Sibford near Banbury and Kitebrook near Moreton in Marsh.

There is easy access to the M40 (J15) and train services from Warwick Parkway and Banbury.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band -



EPC
Band -



TBC



Heating system
TBC



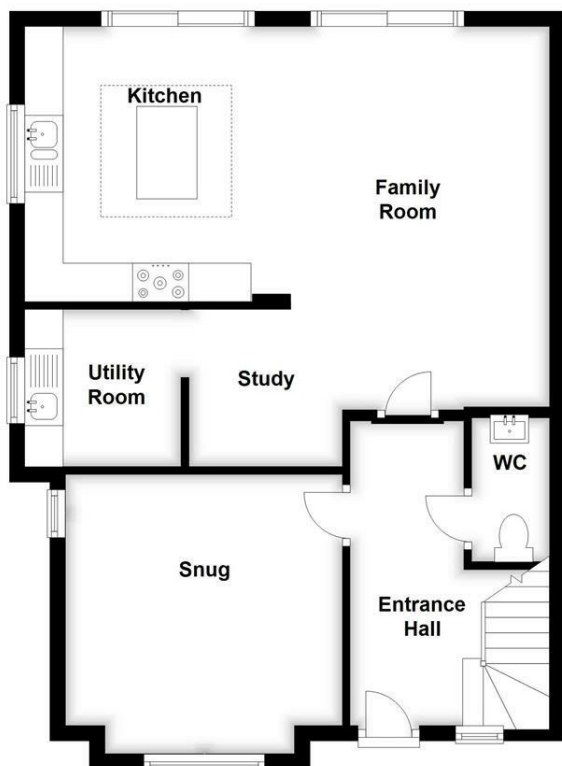
TBC

WHY NOT TAKE
A LOOK INSIDE?
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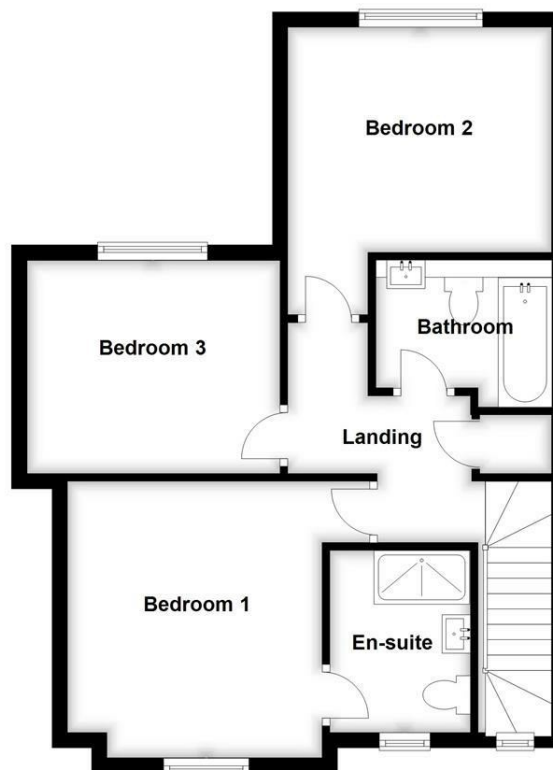
Ground Floor

Approx. 61.4 sq. metres (660.6 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.6 sq. feet)



Total area: approx. 113.1 sq. metres (1217.1 sq. feet)

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