



FOR STARTERS



OFFERS OVER
£450,000

MAIN COURSE

****3-Bedroom Detached Home with Garage, Driveway, and Sunny Private Garden in Bearley Village****

Nestled on a peaceful no-through road in the delightful village of Bearley, this attractive three-bedroom detached home presents a wonderful opportunity for families and professionals alike. Just a short drive from the historic market town of Stratford-upon-Avon and the picturesque village of Henley-in-Arden, the location offers the perfect blend of rural tranquillity and excellent local amenities.

Approached via a private driveway with a carport and parking for up to three vehicles. The property is complemented by a detached garage, which includes a useful additional workshop area, ideal for hobbyists or extra storage.

Stepping inside, the welcoming entrance hallway acts as the central hub of the home, with all ground floor rooms branching off. Directly opposite the entrance is a handy downstairs WC, perfect for guests. To the right, you'll find the impressive full-width living room, flooded with natural light thanks to a large walk-in bay window that frames views of the front garden. A feature fireplace adds warmth and character, creating a perfect space to relax or entertain.

To the left of the hall is a recently upgraded, contemporary kitchen - fully equipped and finished to a high standard, offering ample storage and workspace. To the rear is a separate dining room, ideal for family meals and entertaining, with french doors leading out to the private garden. There is excellent potential to open up the kitchen and dining areas into a spacious, open-plan layout - highly desired in today's modern living.



Tucked neatly into the corner of the dining room, the staircase leads to the first-floor accommodation. The generously sized master bedroom features fitted wardrobes and an immaculate ensuite shower room, designed with comfort in mind. The second double bedroom also benefits from built-in wardrobes, while the third bedroom, slightly smaller, is perfect as a nursery, guest room, or home office and also includes fitted storage. The main family bathroom is smartly appointed and services all three bedrooms, offering a modern suite.

Outside, the rear garden is sunny, private, and of a very manageable size—perfect for relaxing, gardening, or outdoor dining. It offers a quiet sanctuary, ideal for families and anyone seeking peace and privacy.

This delightful home offers modern living in a beautiful village setting, with scope to personalise further if desired. Early viewing is highly recommended to fully appreciate all that this property has to offer.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - C



West Facing



Mains Gas, Electric,
Water, Drainage



Gas Central Heating



Wootton Wawen
Primary

WHY NOT TAKE
A LOOK INSIDE?
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Area Approx 1054 sq ft 98 sq m
 Floor plans are for illustration
 purposes and are not to scale.
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