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FOR SALE
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EDWARDS
ESTABLISHED 2007

RUMER CLOSE
STRATFORD-UPON-AVON CV37 8RB

FOR STARTERS



OFFERS OVER
£250,000

MAIN COURSE

A beautifully modernised and spacious 2-bedroom semi-detached home in sought-after Long Marston

This beautifully modernised and spacious two-bedroom semi-detached home is set in the heart of the sought-after village of Long Marston, a location that offers the very best of peaceful rural living while remaining within easy reach of Stratford-upon-Avon, the Cotswolds, and excellent local amenities. The village is well known for its friendly community spirit, attractive countryside walks, and well-regarded primary school, making it a wonderful place to call home.

The property sits behind a green fore garden, with a layby at the front providing convenient on-street parking. A side gate gives access to the rear garden, while a small porch at the entrance offers a practical space to leave coats and shoes before stepping inside.

The living room is an inviting and well-proportioned space, decorated in a modern style and centred around a beautiful feature fireplace. It feels both cosy and bright, and offers the perfect setting for everyday life. The staircase, positioned between the living room and kitchen/diner and enclosed by walls, provides a sense of separation between the two areas.

Beyond the stairs lies the open-plan kitchen and dining room – a stylish and practical space with plenty of worktop and storage, as well as room for a family dining table. A useful under-stairs cupboard serves as a pantry, keeping everything neat and accessible. At the far end, double doors lead into a conservatory that enjoys lovely views over the garden and can be enjoyed throughout the year.

Upstairs, the two bedrooms are both of a very good size. The master



bedroom is particularly impressive, offering more than enough room for a bed, large wardrobes, and a dressing table without feeling crowded. The second bedroom is perfect as a single bedroom, nursery, or guest room, and benefits from a handy nook which is currently used as a work-from-home space. From this room, there are far-reaching views across the surrounding countryside – a peaceful and inspiring outlook. The family bathroom has been updated by the current owners in a tasteful black-and-white tiled design, giving it a timeless yet contemporary feel.

This is a home that truly combines comfort, style, and location – ideal for first-time buyers, downsizers, or anyone seeking a peaceful village lifestyle.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - F



East Facing



Mains Electric,
Water, Drainage,
LPG Gas



LPG Gas

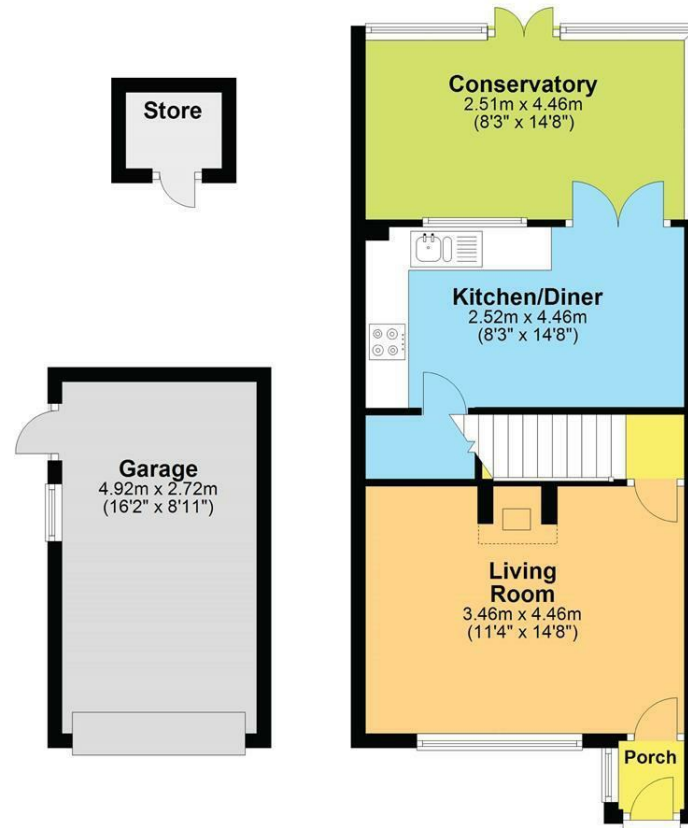


Welford Primary

WHY NOT TAKE
A LOOK INSIDE?
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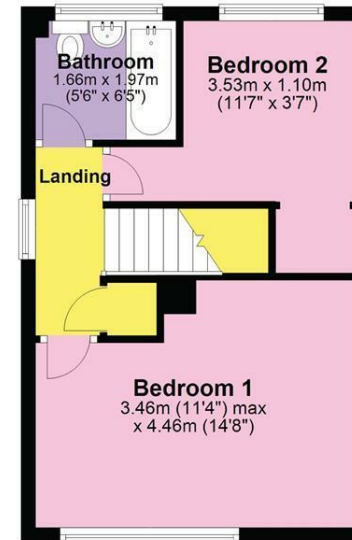
Ground Floor

Approx. 59.1 sq. metres (635.8 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



Total area: approx. 90.6 sq. metres (974.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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