




EDWARDS
ESTABLISHED 2007

**THE BRICKALL
LONG MARSTON CV37 8QL**

FOR STARTERS



OFFERS IN EXCESS OF
£750,000

MAIN COURSE

This superbly remodelled and beautifully presented family home offers outstanding living space extending to approximately 2,595 sq ft. Tucked away at the end of a small and exclusive development, the property enjoys a delightful rural outlook, sitting adjacent to open fields and providing a wonderful sense of space and privacy.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hall featuring a useful under-stairs storage cupboard and a cloakroom. To the front of the property is another space utilised as a snug, flexible in its use. The main sitting room is a generous and inviting space, enjoying a front-facing aspect and centred around a wood-burning stove. This room flows seamlessly through to the heart of the home.

The impressive open-plan kitchen, dining and living area provides an exceptional space for modern family life and entertaining. The living area benefits from bi-folding doors that open directly onto the garden, enhancing the sense of space. The kitchen is fitted with a comprehensive range of contemporary units topped with granite work surfaces, and includes integrated appliances. A central island with breakfast bar provides additional storage and is perfect for entertaining guests.

From the kitchen, an integral door leads through to the double garage, beyond which is a practical utility room with further access out to the garden, perfectly positioned for everyday family needs.

The first floor offers well-proportioned and versatile accommodation. The principal bedroom enjoys windows to the rear overlooking the garden and countryside beyond, and is complemented by a recently refurbished modern en-suite shower room. Bedroom two benefits from access to a Jack and Jill family bathroom, while bedroom three features fitted wardrobes and rear-facing windows.

Bedroom four occupies a particularly attractive corner position with lovely views across the adjacent field towards Meon Hill. The Jack and Jill bathroom also provides access through to bedroom five, which enjoys a side window, countryside views and a Juliet balcony to the rear, creating a light and airy feel. Bedroom six provides further flexible accommodation for a single bedroom or study.

Outside, the property is approached via a driveway providing access to the double garage, along with an off road parking area. Gated side access leads to the rear garden. Directly accessible from the main living space, the landscaped rear garden has been designed with entertaining in mind.

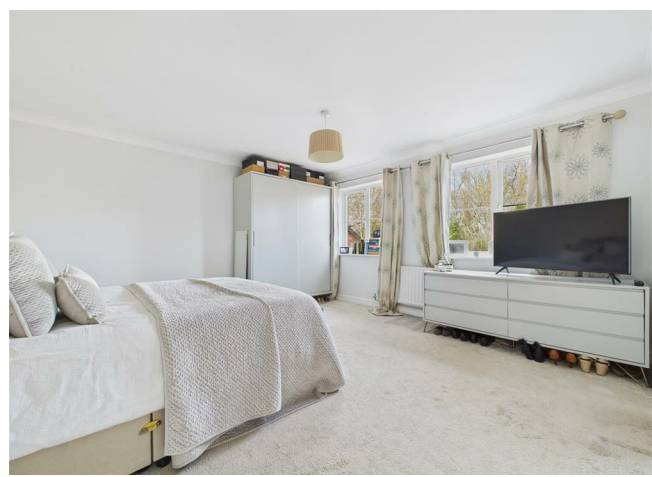
Long Marston is a highly regarded village offering a strong sense of community and an appealing semi-rural lifestyle. The area benefits from local amenities, an active village



atmosphere, and excellent access to open green spaces. One of its standout features is its close proximity to the Greenway, providing a scenic walking and cycling route directly into Stratford-upon-Avon, making it ideal for commuters, families and those who enjoy outdoor living while remaining well connected to the town.


This outstanding home combines generous accommodation, high-quality finishes and a superb semi-rural setting, making it an ideal choice for modern family living. Call our office to secure your viewing, we know everyone is going to love it!

Estate Charges:
 The property is subject to an estate management charge payable to a third-party management company. The current charge is approximately £40 per year. Please note that this charge may be reviewed and varied by the management company in accordance with the terms of the estate management agreement. This should be verified by the purchaser with their conveyancer prior to exchange of contracts. Further details are available on request.




KEY INGREDIENTS


 Tenure
Freehold

 Council Tax
Band - G

 EPC
Band - D

 North Facing Rear
Garden

 LPG Gas, Mains
Electrics, Water &
Drainage.

 Heating System
Gas Central



 Welford Primary School
 Lower Quinton Primary
 School

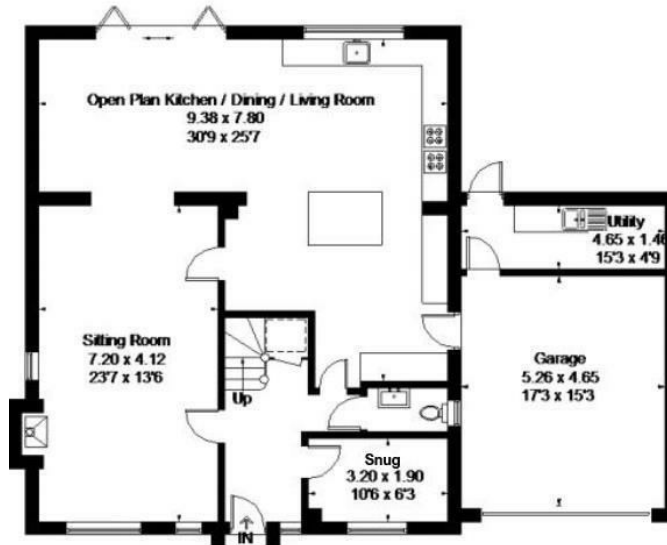
**WHY NOT TAKE
 A LOOK INSIDE?
 GIVE US A CALL
 01789 414222**

Long Marston, Stratford-upon-Avon

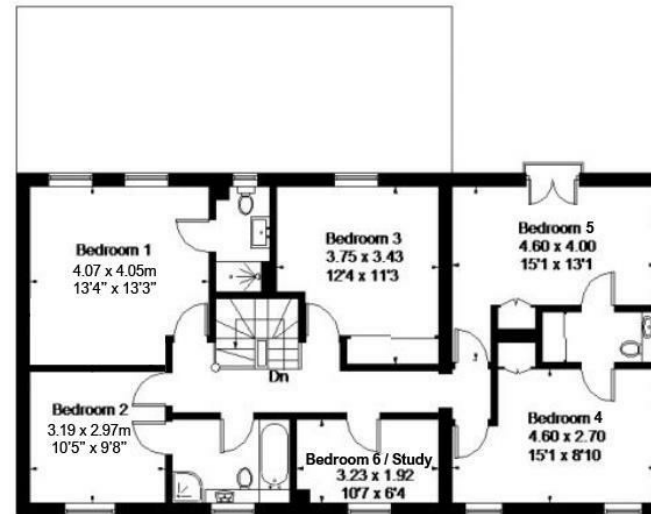
Approximate Gross Internal Area = 241.1 sq m / 2595 sq ft (Including Garage)



 = Reduced headroom below 1.5m / 5ft



Ground Floor



First Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 148277

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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