EDWARDS

ESTABLISHED 2007

PERRY ORCHARD
LONG MARSTON CV37 8FL

FOR STARTERS

3 1 2

ASKING PRICE

£375,000

MAIN COURSE

A beautifully presented modern three-bedroom detached family home, built within the last eight years and finished to a high standard throughout, set within a small and exclusive development on a private driveway a stones through from the Greenway, in the highly regarded village of Long Marston. This charming "Shakespeare village" is ideally positioned for both Stratford-upon-Avon (approximately 5 miles away) and the wider Cotswolds, offering an appealing blend of countryside living with excellent nearby amenities and transport links.

The village itself provides a strong sense of community, with a local shop, traditional public house and church all within easy walking distance, making it a particularly attractive setting for family life.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hall and cloakroom. To the front of the property is a well-appointed kitchen, fitted with an excellent range of cupboards and generous worktop space. There is ample room for a good-sized dining table, creating a practical and sociable kitchen/dining area ideal for both everyday family living and entertaining.

To the rear of the property is the spacious sitting room, a bright and comfortable space of excellent proportions. It enjoys a lovely outlook over the garden and benefits from double doors opening directly onto the patio, as well as a separate window, allowing natural light to flood the room and creating a seamless connection between indoor and

outdoor living.

Upstairs, the first floor offers three well-proportioned bedrooms, including a principal bedroom with a modern en-suite shower room and fitted wardrobes, along with a contemporary family bathroom.

Externally, the property boasts a private and south-facing rear garden, mainly laid to lawn with a generous patio seating area, ideal for outdoor dining, relaxing, and entertaining. Further benefits include a garage and a driveway providing off-road parking.

This superb home offers stylish, move-in ready accommodation in a highly desirable village location and is ideally suited to those seeking a modern home with a strong sense of community. Early viewing is highly recommended.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - E

EPC
Band - C

South Facing

Mains LPG Gas, Electric, Water

Gas Central Heating

TBC

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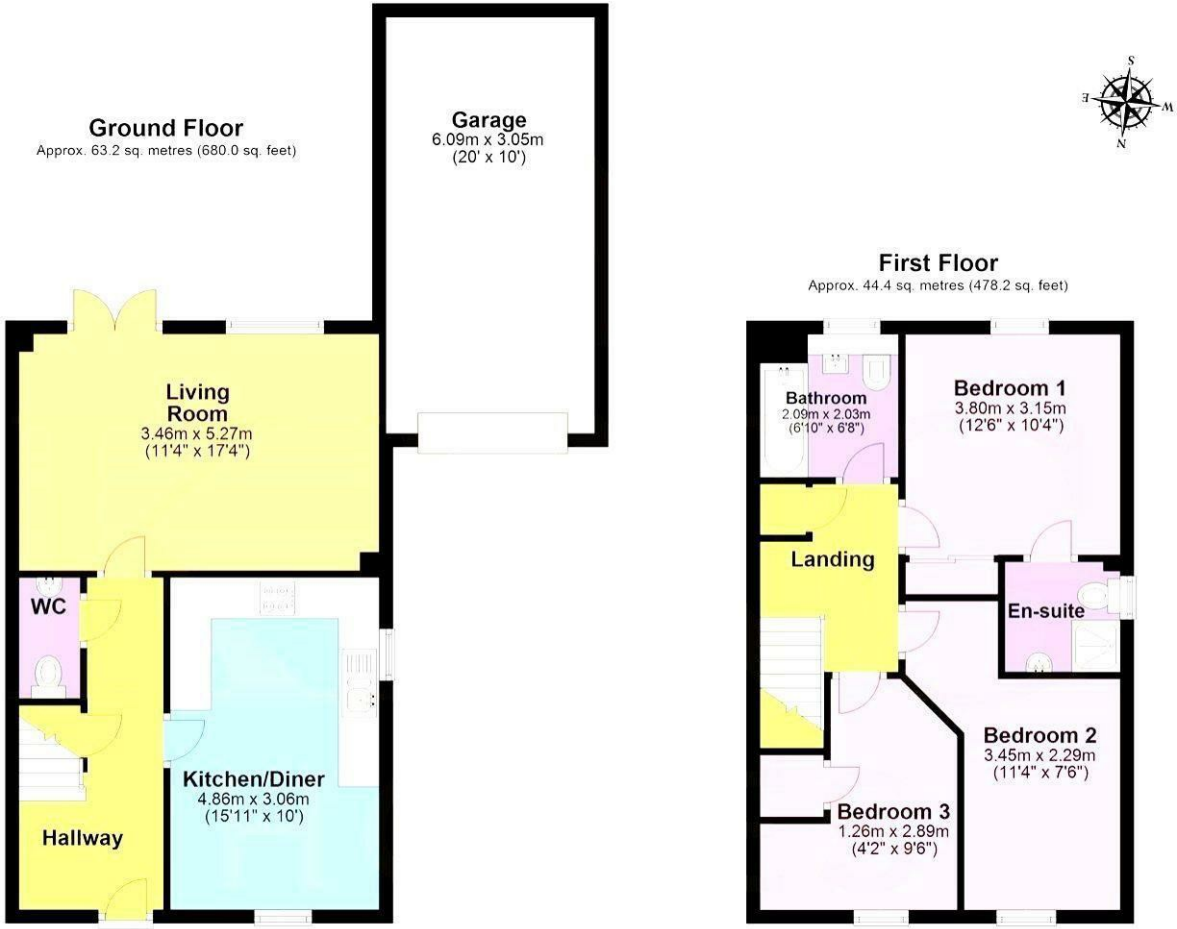

Total area: approx. 107.6 sq. metres (1158.1 sq. feet)

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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