



FOR STARTERS



OFFERS IN EXCESS OF
£525,000

MAIN COURSE

Built by Bloor Homes in 2023, this exceptional four-bedroom detached home offers contemporary family living with a host of carefully considered upgrades that set it apart from a typical new-build property. Beautifully presented throughout, the current owner has enhanced the home with stylish herringbone Amtico flooring, bespoke plantation shutters and a thoughtfully landscaped rear garden, creating a home that is both elegant and practical.

Ideally located within a sought-after modern development, the property is perfectly positioned for families and professionals alike, with excellent schools and colleges nearby, easy access to major road networks, and Stratford-upon-Avon's vibrant town centre just a short distance away.

Upon entering, a welcoming hallway provides an immediate sense of the quality and style found throughout the home. The attractive herringbone flooring flows through the ground floor, while a useful cloakroom and cleverly designed utility cupboard, complete with automatic lighting and space for both a washing machine and tumble dryer, offer excellent everyday functionality.

To the front of the property, the bay-fronted sitting room provides a comfortable and inviting space to relax, whether enjoying a quiet evening or spending time with family. To the rear, the impressive open-plan kitchen, dining and family room forms the true heart of the home. Finished with striking green cabinetry, gold accents, integrated appliances and double ovens, the kitchen combines style with practicality. The generous layout comfortably accommodates both dining and seating areas, making it ideal for modern family life and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the room and creating a lovely connection between indoor and outdoor living.

The first floor offers four well-proportioned bedrooms, providing flexible accommodation for growing families, guests or those requiring a home office. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom



featuring both a separate bath and walk-in shower.

Outside, the landscaped and completely private rear garden has been designed with enjoyment and relaxation in mind. A recently laid slate patio provides the perfect space for outdoor dining and entertaining, while a pathway leads to a private seating area tucked away behind the garage, creating a peaceful spot to enjoy throughout the day. A lawned garden offers space for children to play, complemented by attractive planting that adds colour and interest throughout the seasons.

To the front of the property, a driveway provides off-road parking for two vehicles and leads to a single garage, while additional on-road parking is available for visitors.

This is a beautifully finished home that combines modern design, high-quality upgrades and well-balanced accommodation, offering a fantastic opportunity to enjoy contemporary family living in one of Stratford-upon-Avon's most desirable locations.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - B



East Facing



Mains Gas, Electric,
Water, Drainage



Gas Central Heating



Stratford High
Alcester Grammar

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Thresher Street, CV37

MOVELI

Total Approximate Area = 1,291 sq ft / 120 sq m (excluding garage)



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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