



# FOR STARTERS



OFFERS IN EXCESS OF  
£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

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





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.

**FOR MORE INFO AND  
TO SEE OUR OTHER  
LOVELY PROPERTIES  
CHECK OUT OUR WEBSITE**

**MOVEWITHEDWARDS.CO.UK**

**HAVE YOU GOT  
A PROPERTY  
TO SELL?  
WE'D LOVE TO  
HAVE A CHAT  
01789 414222**

**DID YOU KNOW WE ALSO  
DO MORTGAGES.  
FOR FREE ADVICE  
SPEAK TO  
ONE OF OUR  
CONSULTANTS**

