EDWARDS
ESTABLISHED 2007

UBIQUE AVENUE
STRATFORD-UPON-AVON CV37 8WQ

FOR STARTERS

4 2 2

OFFERS IN EXCESS OF £550,000

MAIN COURSE

Occupying one of the most enviable positions on this highly regarded development, this outstanding four-bedroom detached family home was built by the renowned Charles Church and offers generous, beautifully presented accommodation throughout. Situated at the end of a peaceful cul-de-sac, surrounded by other executive homes and enjoying attractive views over an open green to the front, this is a superb opportunity to acquire a modern family home in an exceptional setting.

The property immediately impresses with its handsome exterior and excellent kerb appeal, with views to Meon Hills beyond the green. To the side is a block-paved driveway providing off-road parking, leading to a double garage complete with power and lighting, offering excellent storage or secure parking. Gated side access leads through to the rear garden, adding further practicality.

Stepping inside, you are welcomed by a spacious entrance hall that creates a wonderful first impression. The high ceilings and open feel immediately enhance the sense of space, while the staircase is neatly positioned opposite the front door. A useful downstairs WC and generous under stairs storage cupboard add to the practicality of the layout.

Positioned to the front of the property is the main living room, a bright and inviting space featuring a large window that enjoys pleasant views across the green opposite. This room has been beautifully decorated by the current owners.

Across the hallway is a second reception room, currently arranged as a home office. This versatile room could equally be used as a formal dining room, children's playroom or cosy snug, depending on your family's requirements.

Without doubt, the heart of the home is the stunning open-plan kitchen, dining and family room spanning the rear of the property. Designed with modern living in mind, this superb space is ideal for both everyday family life and entertaining guests. The contemporary kitchen offers an extensive range of high-quality wall and base units, integrated appliances, generous worktop space and excellent storage solutions.

There is ample space for both a large dining table and comfortable seating area, creating a truly sociable environment. Two sets of French doors open directly onto the rear patio and garden, allowing natural light to pour into the room while creating a seamless connection between inside and out during the summer months.

Leading from the kitchen is a separate utility room, providing additional storage, plumbing for laundry appliances and its own external door giving convenient side access.

The first floor continues the impressive sense of space. All four bedrooms are comfortable doubles, making this an ideal home for growing families.

The principal bedroom is particularly spacious and benefits from extensive built-in wardrobes together with a stylish en-suite shower room, complete with a walk-in shower, wash hand basin and WC. Bedroom two also enjoys a fitted wardrobes, while bedrooms three and four are both generous doubles, offering flexibility as children's bedrooms, guest accommodation or additional workspace. Completing the first floor is the contemporary family bathroom, fitted with both a separate bath and shower cubicle, wash hand basin and WC, providing practicality for busy family life.

Outside, the rear garden is a true highlight and has been lovingly maintained to create a peaceful haven for both keen gardeners and wildlife alike. Beautifully established planting, raised beds, fruit trees and a small lean to the greenhouse. A generous patio with a canopy over, offers the perfect space for outdoor dining and entertaining, while the remainder of the garden provides an idyllic setting to relax and enjoy the tranquil surroundings. This is a garden that has clearly been nurtured over time and will undoubtedly appeal to those looking for a beautiful outdoor space.

Combining spacious accommodation, an exceptional plot and one of the finest positions within the development, this impressive Charles Church home offers everything a modern family could wish for. With excellent local schools, amenities and access to the Greenway on your doorstep, properties of this calibre and location rarely remain available for long.

The property is subject to an annual estate management charge, currently £334 per annum, payable to a third-party management company. This charge may be reviewed and amended in accordance with the terms of the estate management agreement.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - F

EPC
Band - B

North Facing

Mains Gas, Electric, Water, Drainage

Gas Central Heating

Tudor Grange Academy Lower Quinton Primary

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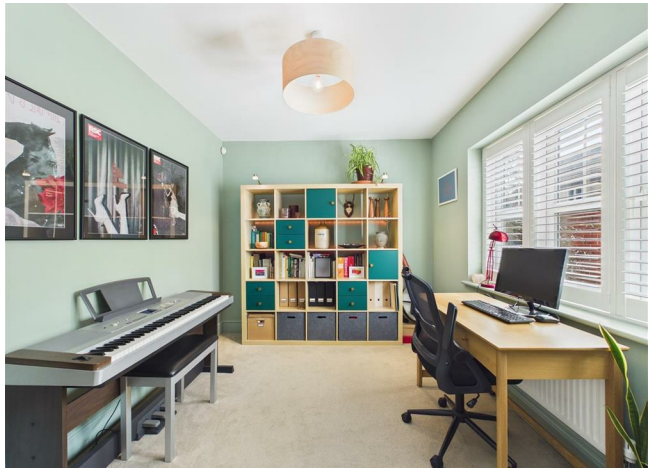
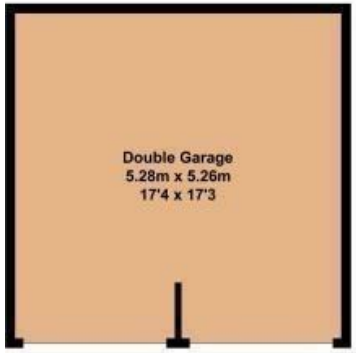


Ubique Avenue

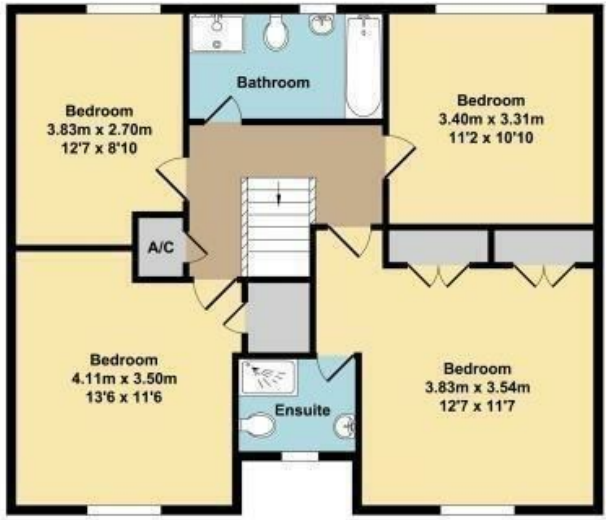
Total Approx. Floor Area 172.89 Sq.M. (1861 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Garage
Approx. Floor
Area 27.77 Sq.M.
(299 Sq.Ft.)

Ground Floor
Approx. Floor
Area 72.56 Sq.M.
(781 Sq.Ft.)



First Floor
Approx. Floor
Area 72.56 Sq.M.
(781 Sq.Ft.)

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