



FOR STARTERS



OFFERS IN EXCESS OF
£315,000

MAIN COURSE

Offered to the market with No Onward Chain, this beautifully presented three-bedroom family home enjoys a delightful position within the highly desirable village of Binton, boasting uninterrupted countryside views to both the front and rear. Combining well-proportioned accommodation with a peaceful village setting, this is an ideal home for families, first-time buyers or those looking to enjoy a more rural lifestyle whilst remaining within easy reach of Stratford-upon-Avon.

The accommodation is arranged over two floors and is entered via a spacious entrance hallway which flows openly into the living room, creating a wonderful sense of space and an inviting, sociable feel from the moment you step inside. A charming log-burning stove creates a wonderful focal point to this room.

Stretching across the rear of the property is an impressive kitchen/dining room, thoughtfully designed to offer both practicality and style. Fitted with a range of wall and base units, complementary work surfaces and a selection of integrated appliances, there is ample storage and preparation space for everyday family life. Attractive slate tiled flooring adds character, while the dining area provides plenty of room for entertaining. A door leads directly onto the rear garden, connecting the indoor and outdoor living spaces.

To the first floor, the property offers three well proportioned bedrooms. There are two generous double bedrooms, both enjoying beautiful open countryside views, alongside a comfortable single bedroom which would also make an ideal nursery or home office. Completing the accommodation is a modern family bathroom, finished to a high standard with contemporary fittings.



Outside, the rear garden offers a private and peaceful retreat, featuring a paved patio area perfect for outdoor dining and entertaining, together with a well-maintained lawn and stunning countryside views. To the front, a lawned garden enjoys open views, with the added benefit of communal parking conveniently located directly in front of the property.

Situated in the charming village of Binton, this fantastic home offers the best of village living with scenic countryside walks on the doorstep, whilst remaining just a short drive from Stratford-upon-Avon and its excellent range of amenities, schools and transport links.

Early viewing is highly recommended to fully appreciate both the accommodation and idyllic setting on offer.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - D



South Facing



Mains Electric,
Water, Drainage

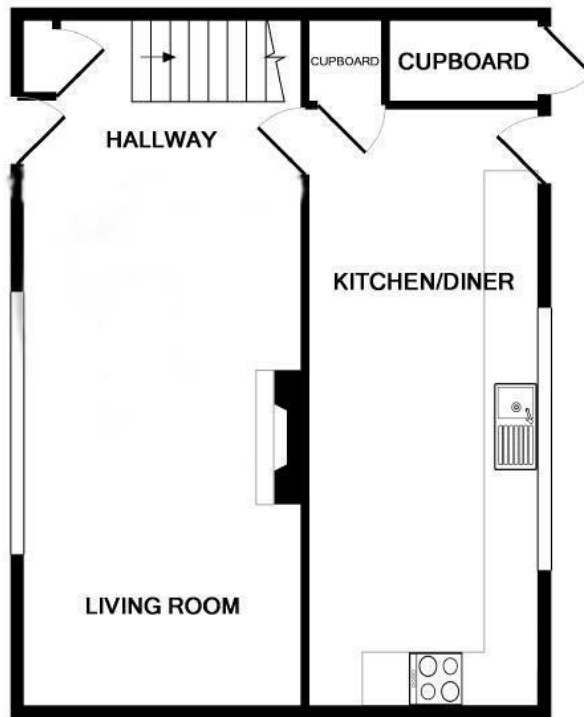


Electric, Heating

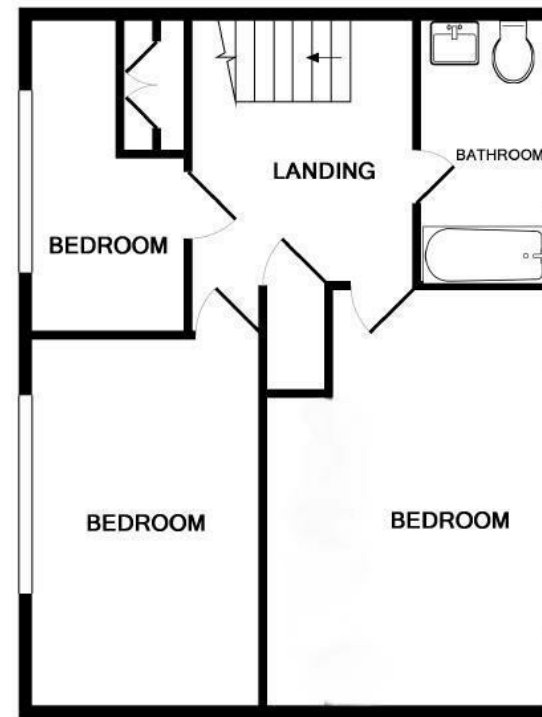


Temple Grafton C of E
Primary
Alcester Grammar

WHY NOT TAKE
A LOOK INSIDE?
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GROUND FLOOR



1ST FLOOR

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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