



NIKKI HOMES
PROPERTY CONSULTANTS

****FIELD VIEWS TO FRONT AND REAR****
Offers Over £650,000

Purpose build, no chain 3 bedroom detached home | Freehold

On the outskirts of Stratford Upon Avon, in the heart of the countryside is this three-bedroom detached property. Designed by the current owners to encapsulate the stunning surrounding views, incorporating large windows to encourage flow of natural light throughout the property.

****No chain****

Detached 3-bedroom home with 2 Reception Rooms and 3 Bathrooms.

Elevated living space with stunning views

3 GARAGES! One Double Garage with internal access AND One Single Garage with potential to convert

Balcony overlooking the countryside

Approximately, 169.3 square meters

Three-year structural guarantee remaining with Build Zone

Newly renovated En-suite and toilet

Presenting three garages, one double garage with internal access to the main property, and a single garage suitable as a workshop, this home provides exciting opportunities. The front garden is a large courtyard, offering plenty of parking and minimal maintenance. Outside, steps welcome you to the entrance and balcony, an area suitable for seating to sit and soak in the beautiful sunrise and countryside views.

Walking through the hallway, you will see the Kitchen/diner ahead. Complete with down-lights, breakfast bar, range cooker and integrated appliances, including; electric oven with gas hob, full height fridge, full height freezer, and a dishwasher. This kitchen provides a hub for a smooth-running home. The wide windows allow both light to flow through and you to admire the rear garden.

Turning back in the hallway, further right you will find the current dining room, a great area to transform into your perfect space; a study, formal dining room or relaxing snug.

The hallway also gives access to the double garage. Sheltered away, it is a fantastic means to avoid getting caught in the rain or them chilly winter mornings.

To the right of the main entrance, you will find the spacious lounge. The bay windows really capture the stretching fields to the front of the property. With modern, bi-fold doors that span the rear wall, soft light floods this room. Having access to the garden allows opportunity for indoor entertaining to expand outside. With the inset log burner, this room can alternate to feel cosy in the evening.

In addition, the house is practical; having a Downstairs bathroom with walk in shower is handy for family and friends to feel at ease.

The garden is thoughtfully landscaped; with well-maintained borders, lawn, and low fencing. A selling feature is this garden allows the owner to sit from their paved terrace and peacefully observe nature in the fields beyond from an unobstructed view. To the side of the property is a gate, providing practical access to the front courtyard.

On the second floor, the central landing houses an airing cupboard. Linking access to each bedroom, all which share charming countryside views.

The large Master feels fresh, with its own ensuite with shower, everything needed for a productive morning.

On this floor you will find two additional double bedrooms with generous space. One bedroom may make a perfect guest room, with its own access to the main bathroom.

The main bathroom has a modern décor with bath to soak into at the end of a busy day.

Being a new build home, this property includes a clean energy source; solar panels are positioned on top of a purpose-built frame above the garage. Hidden from sight, these panels entitle the proprietor to reclaim earnings direct to their account every quarter.

Situated between green space, just a two-minute walk from Stratford-upon-Avon Racecourse, but with great connections, this property promotes the peaceful countryside and modern lifestyle living. Just a ten-minute drive from the centre of Stratford-Upon-Avon, petrol station and supermarket, necessary amenities are in reach. With the M40 a short thirty-minute drive away, this property allows the owner further reaching work opportunities.

Surrounded by multiple 'Good' education providers, two of which are rated 'Outstanding,' the new owner will have a delightful selection of suitable schools.

Tenure - Freehold.

Services - Mains electricity, water and gas are connected to the property. Drainage is via the main system. NB, we have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquiries. Please refer to available documentation to verify solar panel agreement.

EPC (Energy Performance Certificate) Rating- B

Council Tax – BAND F (Please seek own verification)

Local Authority: Stratford on Avon
<https://www.stratford.gov.uk/> - subject to the right council
Telephone: 01789 267575

Viewings

Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Please Note:

- 1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
 - 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
 - 3: Potential buyers are advised to re-check the measurements before committing to any expense.
 - 4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
 5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.
 - 6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- Call 01789 532211 for more info or to arrange a viewing

Council Tax Band: F (Stratford District Council)

Tenure: Freehold

Parking options: Garage

Garden details: Private Garden



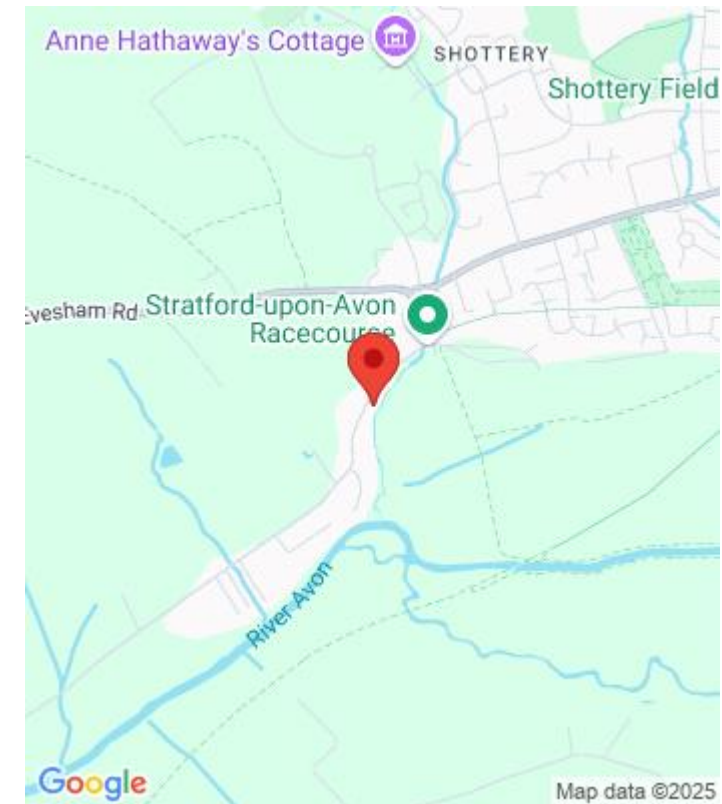
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

NOT TO SCALE

Approximate total floor area (inc. Garage)
232.1 Sq m - 2498 Sq ft



This plan is for illustration purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Viewing by appointment only
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