



POPLAR HOUSE

KNIGHTCOTE POSTCODE

GUIDE PRICE £570,000
FREEHOLD

Set in the idyllic village of Knightcote, is this stunning three-bedroom detached property. With an abundance of character and space throughout, this beautiful home has much to offer its next owners.

POPLAR CLOSE

- Charming Home • Stunning Views • Private Gated Parking • Detached Double Garage • 3 Bedrooms • Downstairs W/C • Conservatory • Separate Dining Room • Great Sized Plot



Set in the idyllic village of Knightcote, is this stunning three-bedroom detached property. With an abundance of character and space throughout, this beautiful home has much to offer its next owners.

Upon entering the property, you are welcomed into a bright and airy entrance hall that leads to all other rooms within the home.

At the front of the property, you will find the fully fitted kitchen that is complete with a range of wall and base units that is inclusive of an integrated dishwasher, electric oven, hob and a freestanding Rayburn range cooker. The kitchen also conveniently gives access to the lean to store.

Stretching the depth of the home, is the beautifully presented lounge that is flooded with natural light thanks to the multiple windows and patio doors leading into the conservatory. This lovely space is complete with an exposed brick wall, characterful beams and an open fireplace making it the perfect spot for relaxing with the family.

Towards the rear of the property, you will find a separate dining room that offers picturesque views of the manicured rear garden.

Also located overlooking the garden is the conservatory, that conveniently gives access to the rear garden, offering great versatility.

The downstairs accommodation also benefits from a large w/c.

Upstairs briefly comprises of three bedrooms and a family bathroom.

The main bedroom is located at the front of the house is a

good-sized double room that has been newly decorated and is complete with built in storage.

Bedroom two is a further good-sized double room that you will find at the rear of the home, with bedroom three being a generous single room that would also lend itself to the perfect home office or nursery.

The family bathroom is located close to all three bedrooms and is fully fitted with a separate shower cubicle and bath, as well as ample under sink storage.

Outside this lovely home is blessed with an extensive rear garden that provides rolling countryside views. The garden is a wrap around style that is laid mainly to lawn and is complete with a pond, patio area and established mature borders. This garden is a genuine haven and the perfect spot for alfresco dining and entertaining guests.

This unique and charming home also benefits from oil central heating, double glazing throughout, private gated driveway and a detached double garage with electric roller door.

Surrounded by the South Warwickshire countryside and with a wealth of amenities only a short drive away, this home offers rural community living at its finest.

Local Authority: Stratford on Avon District Council

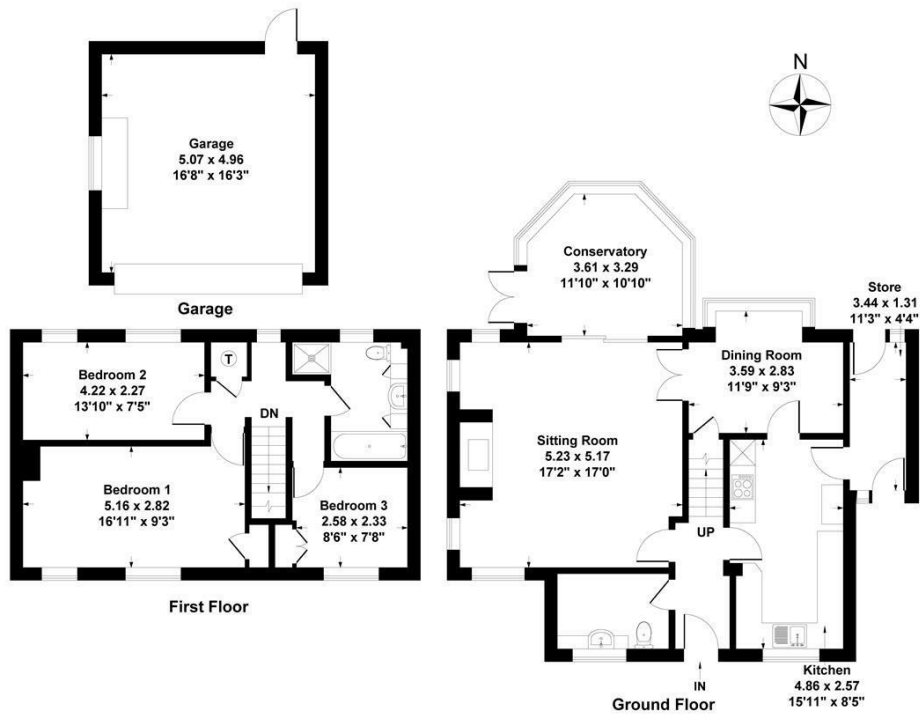
Tenure: Freehold

Council Tax Band: D

EPC: E

POPLAR CLOSE





Ground Floor Approx Area = 76.80 sq m / 827 sq ft
First Floor Approx Area = 46.75 sq m / 503 sq ft
Garage Approx Area = 25.14 sq m / 271 sq ft
Total Area = 148.69 sq m / 1601 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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