



## MOUNT PLEASANT

STOCKTON CV47 8JW

GUIDE PRICE £780,000  
FREEHOLD

Set on a quiet road at the heart of the highly desirable village of Stockton, is this newly built and immaculately finished six-bedroom home. With a high-quality finish throughout and a vast amount of versatile space, this beautiful family home has much to offer its next owners.

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- 6 Double Bedrooms • Garage • Utility Room • Four Bathrooms • High Quality Finish • Open Plan Kitchen Diner • EV Charging • Solar Panels • Landscaped Garden • Village Location



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Upon entering the property, you are welcomed into the central entrance hallway that leads to all other rooms within the home.

At the front of the home, you will find the spacious and bright lounge that is complete with a media wall and double doors that lead into the open plan kitchen/diner.

At the heart of the home and overlooking the landscaped rear garden you will find the substantial kitchen/diner that is finished to a high standard in keeping with the rest of the home. The kitchen is flooded with natural light thanks to the double roof lantern and five panel bi folding doors.

The kitchen is fully fitted with a range of wall and base units and is inclusive of a kitchen island, integrated fridge freezer, dishwasher, wine cooler, Beko oven with five ring gas hob and double Belfast sink.

This stunning space is finished to a very high standard and offers ample room for family dining and living.

The utility room is conveniently located just off the kitchen and is complete with further fitted storage, sink and undercounter space for white goods.

The first-floor accommodation briefly comprises of four double bedrooms, two en suite shower rooms, a family bathroom and a study.

Bedrooms three and four both offer the luxury of a modern and

fully tiled en suite shower room. Further to this, all bedrooms on the first-floor benefit from built in wardrobes.

The family bathroom is conveniently located close to all bedrooms and is finished with a luxurious, modern tiled suite inclusive of a freestanding bath, under sink storage and a heated towel rail.

The study offers a separate room, situated at the front of the home offering a versatile work space.

The top floor houses the principal bedroom and bedroom two. Both of these rooms are substantial doubles that share a shower room that is finished in keeping with the rest of the home.

Outside this executive home is blessed with a manicured rear garden that is laid mainly to lawn and is finished with sleepers and foliage borders, providing the perfect spot for alfresco dining or entertaining guests through the summer months.

This exciting property also benefits from a garage with an electric door, EV charging point, 14 solar panels with battery storage, gas central heating, resin driveway, lighting and electric to the garden, CCTV system and side access to both sides of the property.

Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home offers rural community living at its finest.

Tenure: Freehold

EPC: Pending

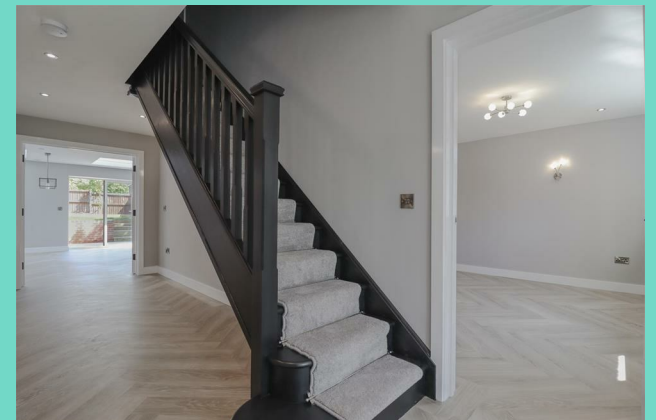
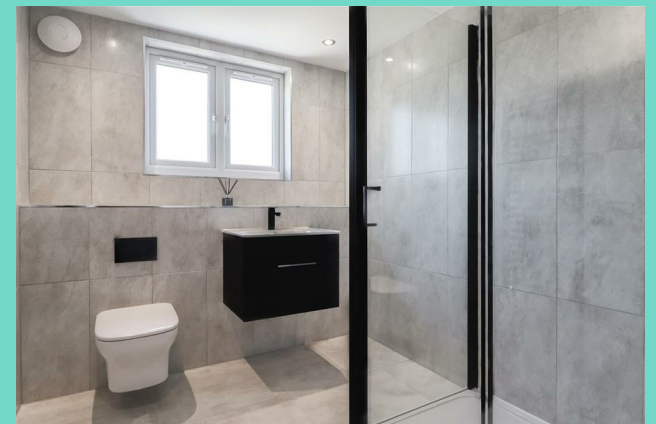
Council Tax Band: TBC (awaiting council tax registration)

Local Authority: Stratford On Avon District Council





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\*This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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

Head Office Sales  
76 Coventry Street  
Southam  
Warwickshire  
CV47 0EA

01926 81 82 88  
support@insidehomeslimited.co.uk  
www.insidehomeslimited.co.uk