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Field View Blue Cap Road  
Stratford-Upon-Avon



## Property Description

Welcome to Field View.

A beautifully presented BESPOKE build DETACHED 3 bedroom property less than 18 months old. This property truly stands out from the crowd. Having been built as a unique one-off property by the current owners. IMMACULATELY presented from start to finish with added extras to include UNDERFLOOR heating to the ground floor and full length BI-FOLDING doors to the rear of property.

In terms of location you will not be disappointed. Being positioned next to WELCOMBE HILLS you are spoilt for choice between a stroll into the hustle and bustle of Stratford upon Avon town centre or a tranquil walk through the 68 hectares of countryside.

Stratford upon Avon is known as a medieval market town perfectly situated on the edge of the Cotswolds which in itself is an outstanding area of natural beauty. There are an array of fine dining restaurants and cafe shops dotted around for enjoyment through the year especially during the summer months.

There are many schools both state and private and easy access to London and Birmingham via train.

VIEWINGS are essential to really appreciate the position and stunning layout of this unique build.

## Entrance Hall

As you enter the property you are welcomed by a light and airy space with a slim stylish window to the side elevation designed for more natural light to flow throughout the property. There are winding stairs to first floor, access to kitchen/diner, lounge and ground floor W/C. There is an under stairs cupboard for storage and the benefit of underfloor heating throughout all of the ground floor living space.

## Cloakroom

Fully tiled. W/C. Hand wash basin with storage cupboard under. Laminate wooden flooring. Underfloor heating. Window to side of property.

## Lounge

17' 6" x 11' 6" (5.33m x 3.51m)

Full length bi-fold doors positioned to rear of property maximising space and visibility of the room which leads out into garden area. Ceiling spot lighting. Laminate wooden flooring. Underfloor heating. Wall mounted radiator.

## Kitchen/Diner

18' 9" x 9' 9" (5.71m x 2.97m)

Modern white units with work tops over. Wall mounted cupboards. Integrated fridge/freezer. Housed integrated oven. Stainless steel sink with mixer tap. Window to front of property overlooking green space with mature trees. Electric four-ring hob with modern built in extractor fan. Plumbing for appliances. Ceiling spot lights.

DINER: Side door leading to external side entrance of property. Space for dining table. Underfloor heating and wooden laminate flooring.

### Master Bedroom

Irregular Shaped Room 15' 10" x 13' 10" (4.83m x 4.22m)

(Min measurements: 11'06" x 8'5")

Located to the front of the property providing spectacular views. Spacious double bedroom with access to En-suite shower room. Has both ceiling light fixture as well as ceiling spot lighting. Carpeted room. Wall mounted radiator.

### En-Suite Shower Room

Fully tiled. Corner shower cubicle with wall mounted shower. Chrome heated towel rail. Modern feature floor tiles. Hand wash basin with under cupboard storage. Window to front elevation.

### Bedroom Two

Positioned to rear of property overlooking the garden. A beautiful light and airy double bedroom. Carpeted. Wall mounted radiator. Ceiling light fixture.

### Bedroom Three

Positioned to rear of property overlooking the garden. Window to rear elevation. Ceiling light fixture. Carpeted. Wall mounted radiator.

### Family Bathroom

Positioned to side elevation. Bath with wall mounted shower over. Hand wash basin with mixer tap and storage cupboard under. W/C. Fully tiled walls with feature piece. Chrome wall mounted towel rail.

### Garden

Featuring large patio area and laid to lawn. Garden shed. Side alley leading to wooden gate for exterior access to the front of property.

### Drive

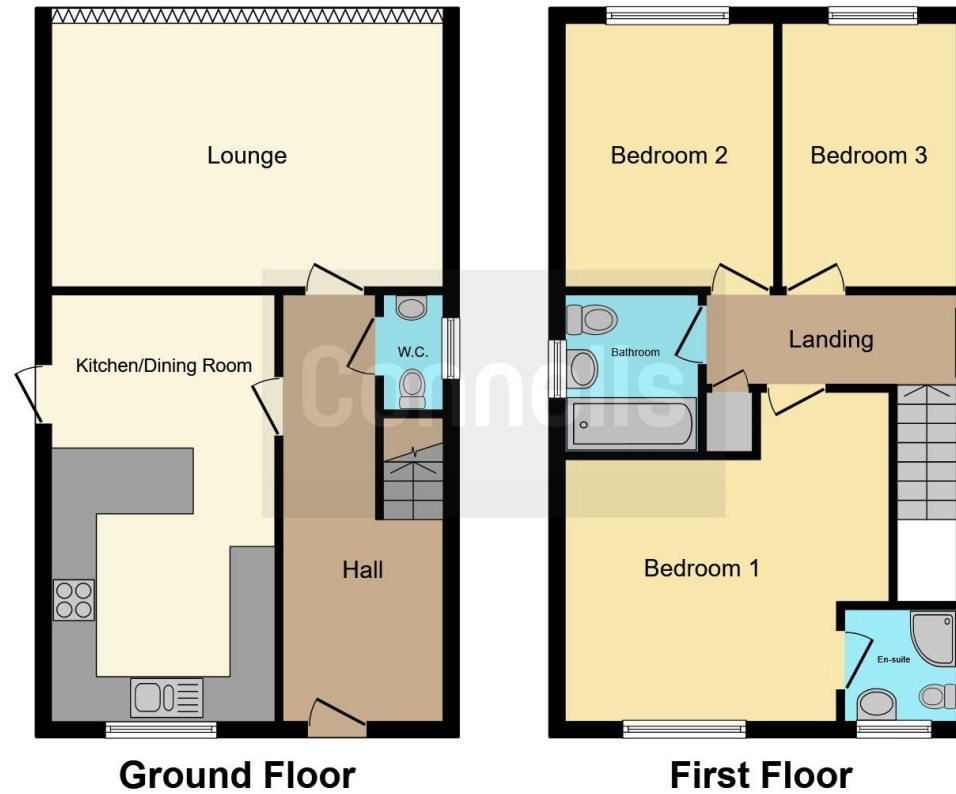
Paved block driveway providing parking for two vehicles. There is an electric car charging point positioned to the front of the property, with borders of shrubs and flowers to the front and side of driveway.

Whether you are looking for a property for residential purposes, a holiday let or a Buy to investment. Field View really is ideal for either option..









This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Freehold

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Property Ref: STR107624 - 0009