



**Connells**

Barclay Street  
Shackleton Village STRATFORD-UPON-AVON



## Property Description

Connells are pleased to present this 4-bedroom detached property set in a brand-new village community just a 10-minute drive from Stratford-upon-Avon, with abundant green spaces, cycle paths and outdoor amenities.

Other nearby villages and towns include Evesham, Chipping Campden and Broadway.

By car the M40, M42 and M5 are in easy reach, and you can enjoy direct trains to London, Birmingham and Manchester from the local stations.

## Kitchen/Breakfast/Family Room

24' x 14' (7.32m x 4.27m )

The open plan kitchen/breakfast/family room is the focal point of this home, with French doors leading out to the patio. The kitchen features an island, marble worktops, separate integrated oven, microwave and six burner hob. Integrated dishwasher and fridge freezer.

## Utility Room

6' 11" x 6' 1" (2.11m x 1.85m)

Door to garden. sink and base and wall units. space for a washing machine and tumble dryer.

## Sitting Room

16' 8" x 12' 1" (5.08m x 3.68m)

A well-proportioned lounge overlooks the rear garden with patio doors allowing light to flood in making this a great room to relax.

## Dining Room

12' 1" x 10' (3.68m x 3.05m)

The property also benefits from a separate dining room with a window to the front elevation of the property.

## Upstairs

### Master Bedroom

12' 4" x 11' 5" (3.76m x 3.48m)

To the master bedroom there is a walk-in wardrobe and a generous en suite, bedroom 2 also has its own en-suite. There is also two further bedrooms and a large family bathroom with a large shower that completes this contemporary living space.

### En-Suite

Modern en-suite with walk in shower and fully tiled.

### Bedroom 2

12' 4" x 10' 2" (3.76m x 3.10m)

Facing the front elevation, the bedroom benefits from en-suite and built in wardrobes.

### En-Suite

Modern en-suite with walk in shower and fully tiled.

### Bedroom 3

11' x 9' 3" ( 3.35m x 2.82m )

Good sized double facing the rear elevation.

## Bedroom 4

11' 6" x 9' 7" (3.51m x 2.92m )

Good sized double facing the front elevation.

## Family Bathroom

Modern fully tiled bathroom with shower over bath.

## Outside Of Property

Complete with garage with electric door and parking for 2 cars, landscaped front garden and patio area and lawn in the rear garden.

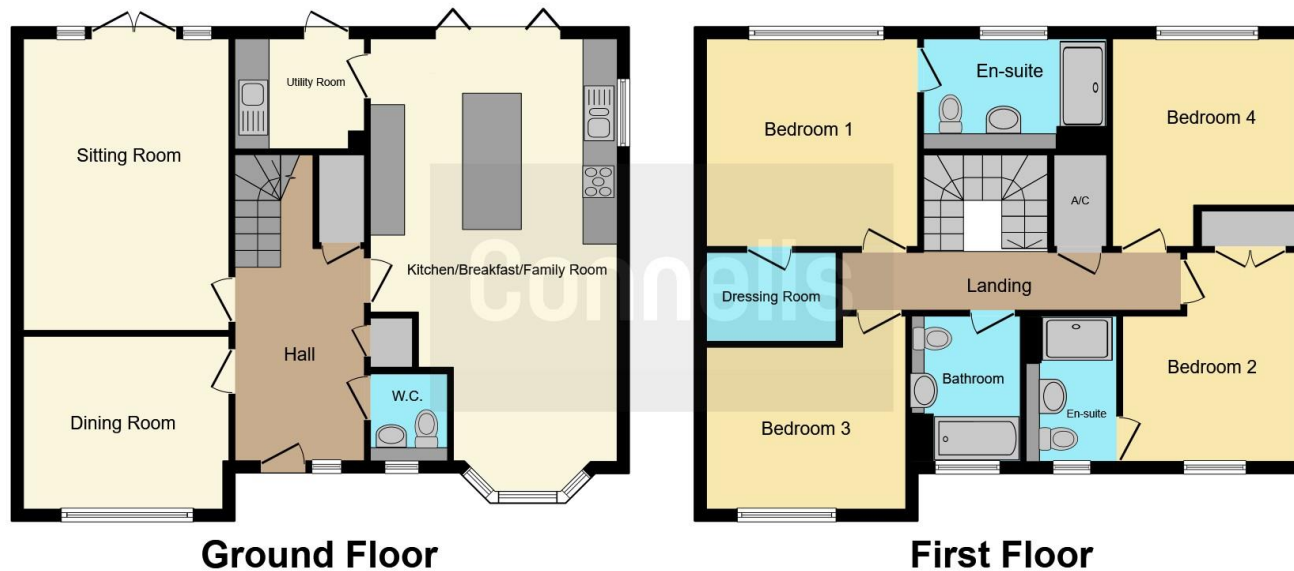
## Car Charger

The property also benefits from EV charging point.









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)

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/STR107805](http://connells.co.uk/Property/STR107805)**

Tenure: Freehold



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