



House - Detached

# HOLLYTREE COTTAGE CLAY COTON ROAD, STANFORD ON AVON, NN6 6JR

## £3,000

### FEATURES

- EXECUTIVE FAMILY HOME
- OPEN PLAN KITCHEN DINER
- FAMILY ROOM / OFFICE
- DOUBLE GARAGE
- FOUR DOUBLE BEDROOMS
- DUAL ASPECT LIVING ROOM
- EN-SUITE TO MAIN BEDROOM
- EXTENSIVE PLOT WITH GATED ENTRANCE



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# 4 Bedroom House - Detached located in Stanford On Avon

Welcome to Holly Tree Cottage, a stunning and newly updated 4-bedroom detached property nestled within beautifully landscaped gardens and a secure gated driveway. Constructed by a renowned local builder approximately 25 years ago, this home enjoys a superb location within the tranquil village of Stanford on Avon, just a stone's throw away from the grounds and parkland of Stanford Hall.

As you step through the inviting entrance, you'll immediately feel the warmth and comfort that this exceptional home exudes. The dual aspect sitting room, with its abundance of natural light, sets the perfect scene for relaxation and opens up to a spacious patio and garden, creating a seamless connection between indoor and outdoor living.

The ground floor also features a convenient cloakroom and a family room/office space that is ideal for those working from home or simply looking for a quiet corner to unwind.

The heart of the home, the open plan kitchen and dining area, is a true masterpiece. This space is designed to inspire your inner chef, boasting modern fixtures, a generous breakfast bar and ample room for entertaining. The extension is the perfect place to enjoy a family meal and for those summer days has two sets of French doors opening onto the patio and garden. The separate utility room adds to the convenience of this space, making daily tasks a breeze.

Upstairs, you'll find four generous double bedrooms, providing ample space for the whole family. The family bathroom is beautifully appointed, and one of the bedrooms boasts an ensuite,

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## Council Tax Band

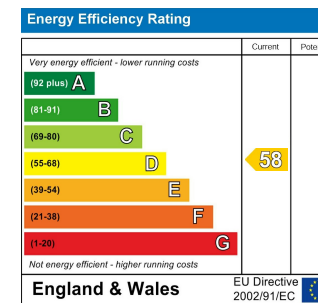
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GROSS INTERNAL AREA: 1945 sq ft, 180 m2  
 ADDITIONAL AREAS TOTAL: 624 sq ft, 56 m2

**OVERALL TOTALS: 2569 sq ft, 236 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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 are advised to recheck the measurements.

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