

# The Vineyards, Ash Lane, Bearley CV37

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# The Vineyards

## Bearley CV37

The Vineyards is a bespoke collection of 4 new properties situated on a private driveway.

These 4 properties which all sit on generous plot sizes are finished to a high standard and built by a leading, local property developer.

The homes feature flexible living accommodation which includes a spacious entrance hall, kitchen with ample dining space and large feature island and bi-fold doors to the rear garden. There is a sizeable living room which boasts doors to the rear garden. The ground floor is completed by two bedrooms/ additional reception rooms and a family bathroom.



**Prices from:** £700,000

**Tenure:** Freehold

**Local authority:** Stratford on Avon District Council

**Council tax band:** TBC

To the first floor there is a generous principal bedroom with en-suite as well as a further guest bedroom which again benefits from an en-suite.

Externally the property has a resin driveway with access to the back garden which features a full width patio. The property has underfloor heating to the ground floor, enjoys a 10 year warranty and includes flooring throughout.

The pretty village of Bearley, is located 4 miles north of Stratford-upon-Avon, where there are excellent shopping and recreational facilities, including a Leisure Centre and the well-known Royal Shakespeare Theatre







Intercity trains run from Coventry (about 18 miles) to London Euston and from Warwick Parkway (about 7 miles) to Marylebone. There is also a turbo train service from Stratford-upon-Avon to Marylebone and commuter services to Birmingham. Henley-in-Arden is about 6 miles away. There is good access to the M40 (J15), about 6 miles.

In the area, there are state, grammar and private schools to meet most requirements, including Warwick Prep and Public School for Boys, Kings High School for Girls, The Squirrels, The Croft Preparatory School and Stratford-upon-Avon grammar schools.

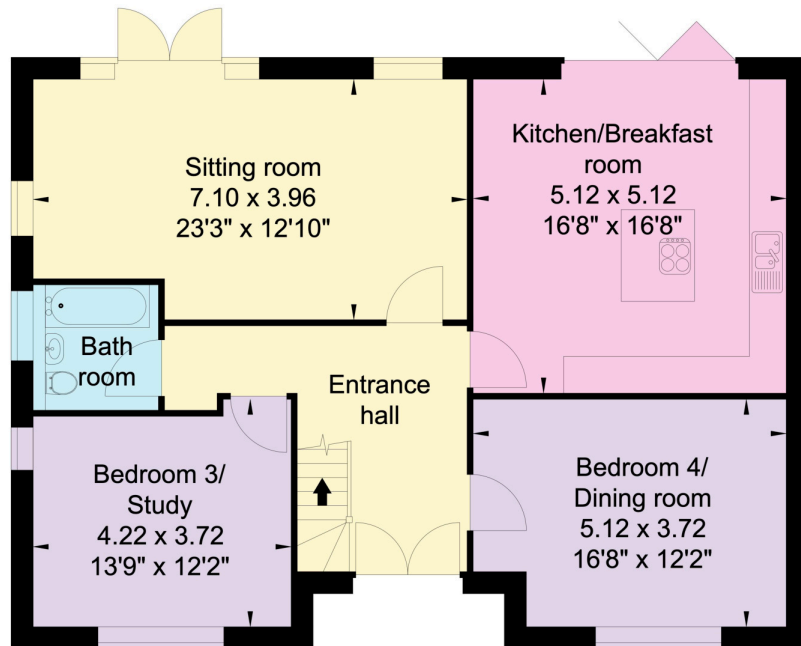
There are local race courses in Stratford-upon-Avon and Warwick and golf courses at Leek Wootton, Bearley and Stratford-upon-Avon. There are nearby footpaths and bridle paths also giving access to the beautiful surrounding countryside.

## Viewing

By prior appointment only with the agents.



## No. 1 & 4

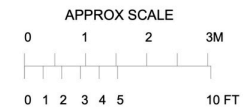


Ground Floor

This plan is has been produced during the construction phase and is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



First Floor



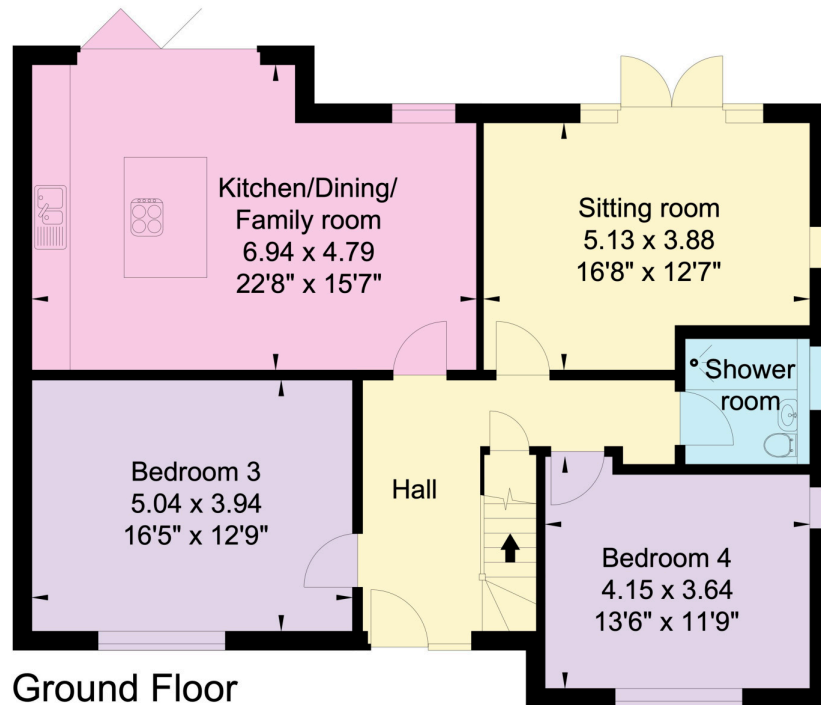
APPROXIMATE GROSS INTERNAL FLOOR AREA:

166 sq m (1,788 sq ft)

inc. restricted head height

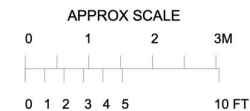
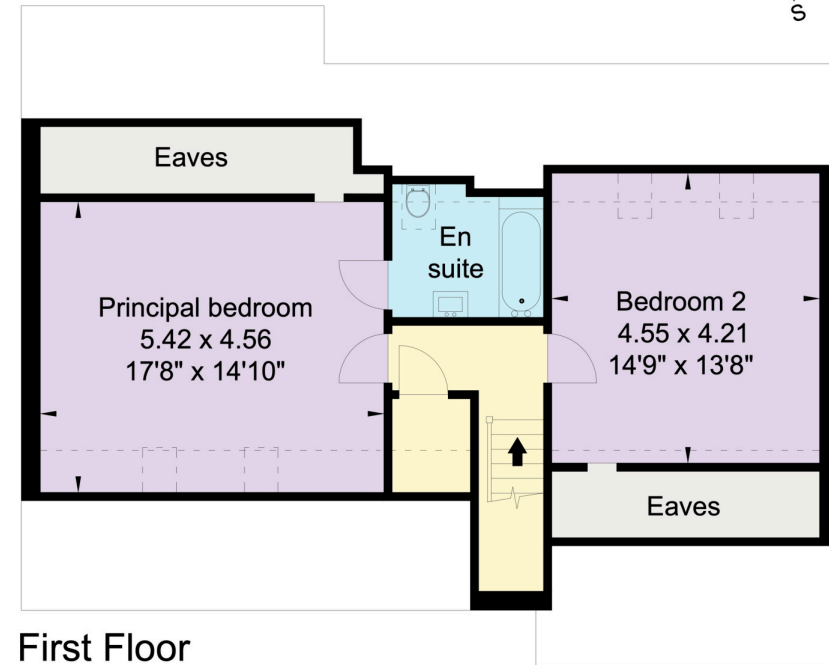
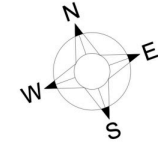
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## No. 2



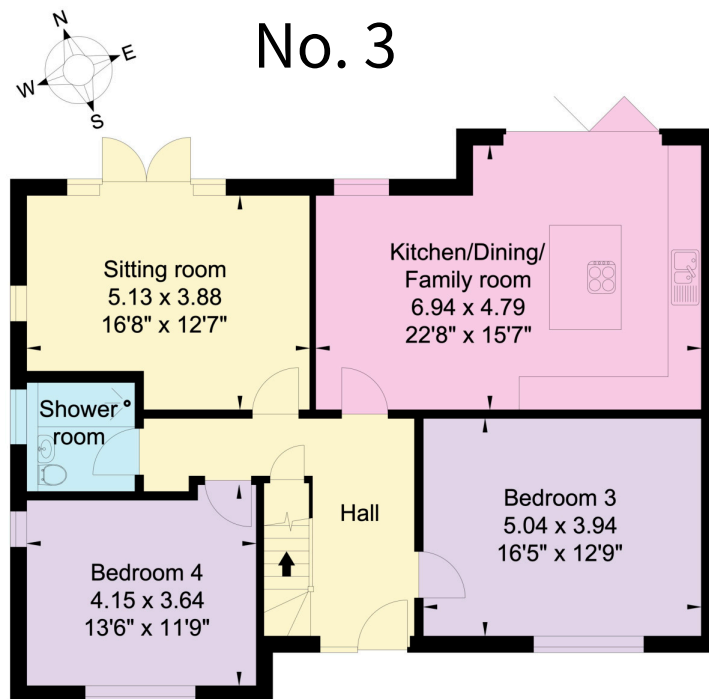
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Denotes restricted head height



**APPROXIMATE GROSS INTERNAL FLOOR AREA:**  
 161 sq m (1,733 sq ft)  
 inc. restricted head height  
 exc. Eaves

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Ground Floor



First Floor

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**APPROXIMATE GROSS INTERNAL FLOOR AREA:**  
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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