

No.1 Othello Way
Shipston Road
CV37 7QW





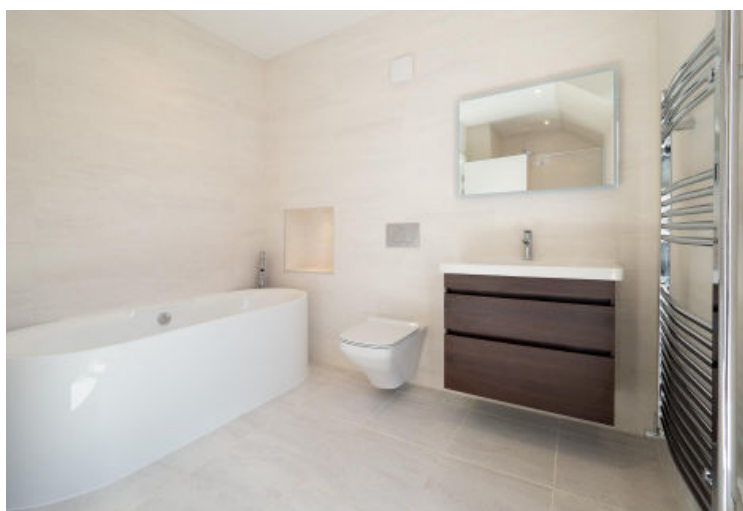
High specification link detached property.



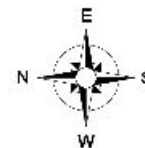
No. 1, a mews style property and the last of its kind on the development, welcomes you with its bright and double height hallway leading into the rest of this light filled home.

The heart of this home is the large open-plan kitchen, living, dining room with triple bi-fold doors leading on to the private terrace for a seamless transition to the outdoors. Not putting design over practicalities, there is a separate utility room and downstairs wc. Upstairs offers three double bedrooms with en suite to bedroom one and family bathroom.

Stratford-upon-Avon provides a wealth of shopping, leisure and recreational facilities alongside a selection of public and private schools and is well served by road and rail communications.



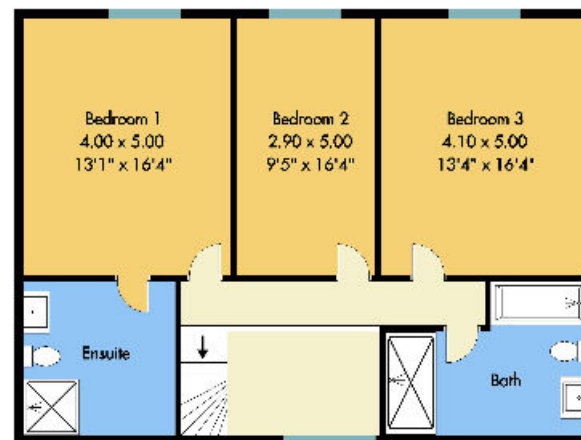
NOT TO SCALE



Ground Floor



First Floor



Approximate Gross Internal Floor Area

156.17 sq m/1681 sq ft

This plan 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 the text of the Particulars

Knight Frank
Cotswold New Homes
Bridgeway House
Stratford-upon-Avon
CV37 6YX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more.

Chris Priestley
01789 206971
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Warranty

Premier 10 year guarantee warranty

Management Company

Management Company to be appointed to maintain all communal areas. Annual service charge TBC

Council Tax

Stratford District Council Band F

Services

Mains gas, electricity, water & drainage. Provision for BT & Virgin Cable Networks

Tenure

Freehold



Connecting people & property, perfectly.

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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Particulars dated [10/08/2020]. Photographs and videos dated [10/08/2020].

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