



12 Buckingham Way
Stratford-upon-Avon | Warwickshire | CV37 0RJ

FINE & COUNTRY

12 BUCKINGHAM WAY

Tucked away in a quiet corner of a pretty cul de sac, not far from the historic town centre of Stratford-upon-Avon is Number 12 Buckingham Way, an extremely attractive and very spacious executive home that was beautifully designed and built in 2017.



Modern detached five-bedroom family home, close to town, which is beautifully presented throughout. With a stunning kitchen/family room, and a completely self-contained annexe for extended family living. The rear garden is south facing with views beyond.

Accommodation Summary

The spacious hallway opens to all the principal living rooms. There is a snug/study, sitting room, which is currently set up as a billiard room, and superb kitchen/dining/family room which runs along the whole rear of the house. From here are bi-folding doors opening to the patio and garden. The kitchen is beautifully fitted and includes, double ovens, microwave, coffee machine, hob, fridge and freezer, wine fridge and dishwasher. There is a centre island and Corian work tops.

There is a separate utility room and cloakroom.

On the first floor are five bedrooms, three with en-suites and built in furniture, and a family bathroom.





Seller Insight

“It was the exclusivity of the location combined with the sheer quality of the house itself that drew me to it,” says the owner. “I knew that I was buying a property far superior to anything else I’d looked at, in a setting that offered both peace and privacy, with the added benefit of being close to one of the most beautiful and indeed famous towns in the country. In short, for me it ticked all the boxes.”

“There are just six properties within the development and each has been individually designed, which added to the appeal of the place. Mine is a beautiful double-fronted house, which has a period look so fits in really well with its surroundings, however, internally it’s very much a sleek modern home. It’s very large and each of the rooms boasts generous proportions, and the layout has been cleverly designed to provide a huge and very sociable open-plan kitchen, dining and living space – the space every family wants these days – as well as separate reception rooms that, despite being large, have a more cosy feel. The bedrooms are also very generously proportioned, and four of the five are en suite, which is a huge plus. All of the fixtures and fittings are of the absolute highest quality, and the house features all the mod cons one would expect in a property of this quality. In my opinion it’s faultless.”

“For me, another huge selling point was the garden, which is much bigger than you might expect for a fairly newly-built property,” continues the owner. “There’s a large patio, which is accessed via bi-folding doors that lead from the open-plan kitchen, and then the rest of the space is laid to lawn, so it’s ideal for a family. Another bonus is the fact that it backs onto open farmland, so it’s also very private and peaceful. In fact it’s so quiet, I find it hard to believe that I’m so close to a bustling town.”

“The open-plan kitchen, dining and living space is without doubt my favourite room. It’s so bright and airy, and when I’m entertaining I can open up the bi-folding doors and my guests can spill out into the garden.”

“The property is nicely tucked away from the everyday hustle and bustle of life, and yet I have everything I need within striking distance. There’s an M&S Foodhall no more than half a mile away, and for everything else I usually head into the beautiful town of Stratford.”

“Another unique feature is the annex where my mother currently lives. It was originally the garage, but it now has a bedroom on the first floor and a good-size kitchen/living room on the ground floor.”

“The property as a whole is absolutely stunning, but it’s the calmness and serenity of the location that I think I’ll miss most,” says the owner. “It’s a joy to come back to at the end of a long day.”*

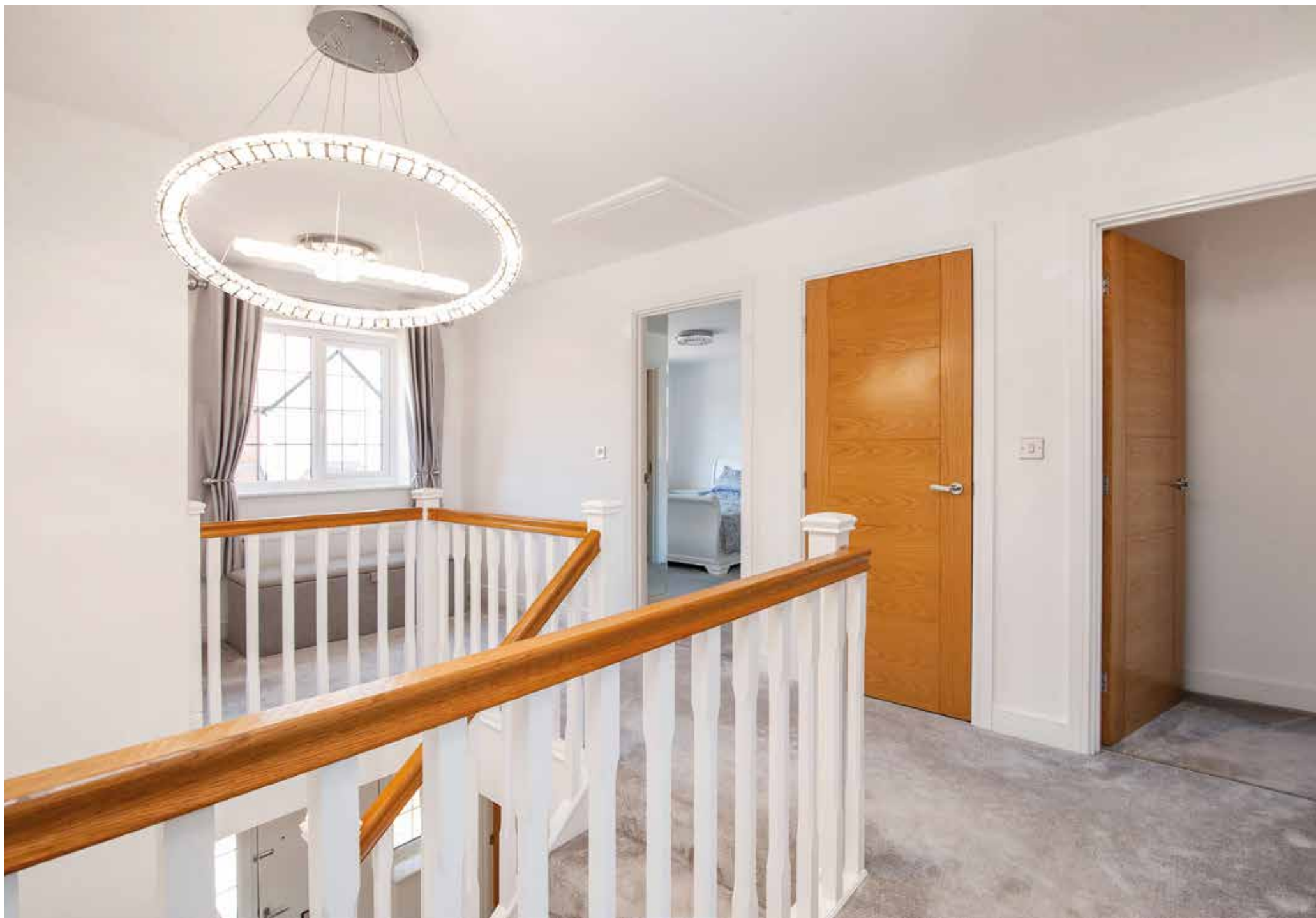
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





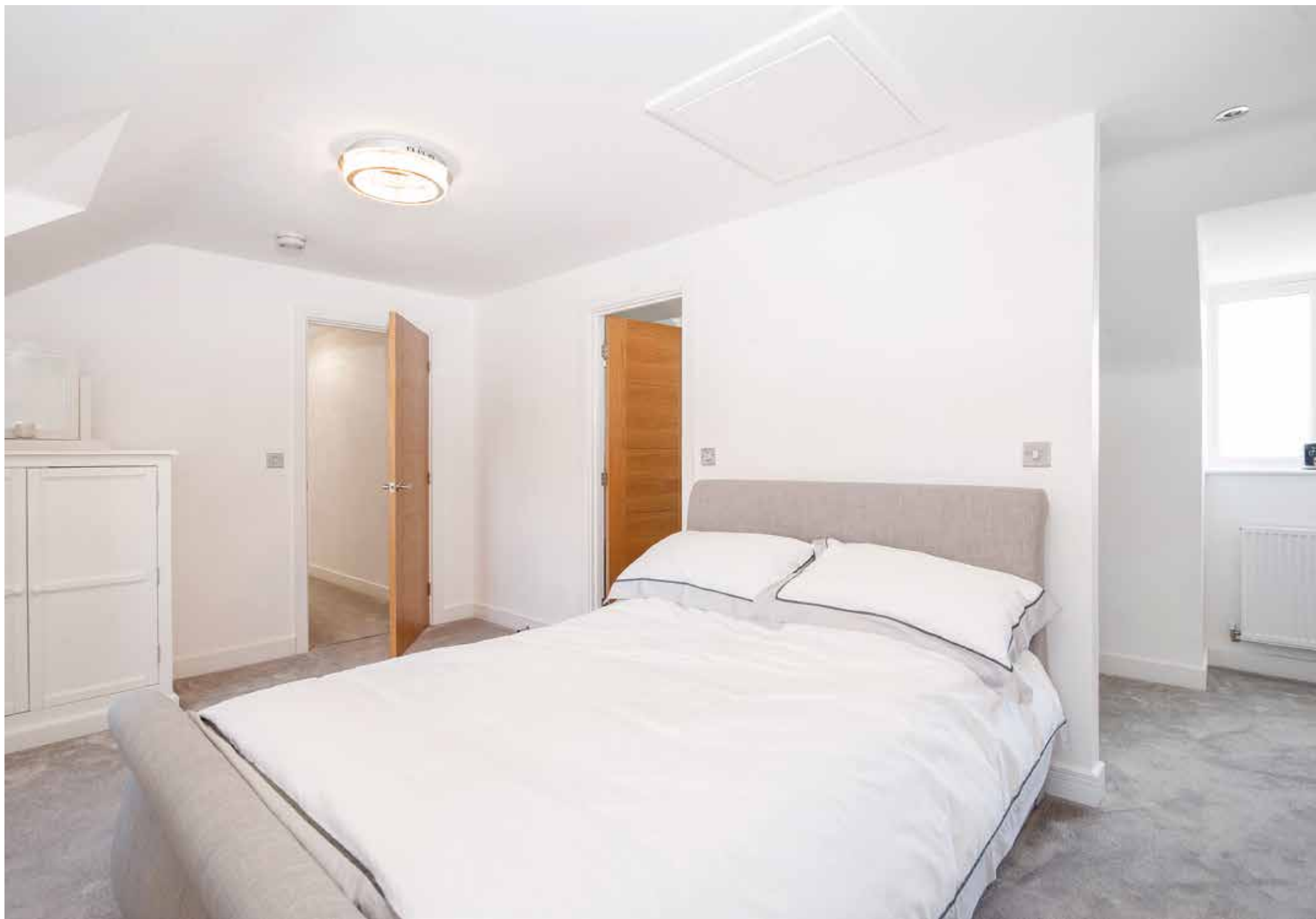
















Annexe.

The self-contained annexe has a large living room with fitted kitchen to one end and French doors to the rear garden. Above is a double bedroom with en-suite shower room.





The property was built in 2017 and has the remainder of its 10-year NHBC warrantee.

It is in a small exclusive close with six other large detached homes.

Outside

There is ample parking on the drive for several cars.

The rear garden has been landscaped and is mainly laid to lawn. It is private, southerly facing and enjoys lovely open countryside views.

In all approx. 0.2 acres.

Location

Just over 1 mile from Stratford-upon-Avon town centre.
Stratford Parkway. 3-minute drive or 10-minute walk.
A46 for access to the motorway network. 2 minutes.
(All times and distances are approximate)



STRATFORD-UPON-AVON

The enchanting town of Stratford-upon-Avon is a popular tourist destination owing to its status as birthplace of the playwright and poet William Shakespeare with visitors from all over the world. The Royal Shakespeare Company resides in Stratford's Royal Shakespeare Theatre, one of Britain's most important cultural venues. The town itself has many buildings that have survived over the years and would have been familiar to Shakespeare. It also offers a thriving community offering a wide variety of leisure, dining and shopping experiences.

The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon.

Stratford-upon-Avon and Stratford-upon-Avon Parkway train stations offer direct services to London, Birmingham, Warwick, Warwick Parkway and Leamington Spa. There is also a coach station. Warwick Parkway, Leamington Spa, Honeybourne and Banbury also offer direct rail services to London and Birmingham. The central position of Stratford-upon-Avon makes it an ideal location for commuting to the entire country with easy access to the Fosse Way, M40, M42, M1 and M6. Leamington Spa is just twelve miles away and Banbury only twenty miles away. Birmingham International Airport is just twenty six miles away.





Services.
All mains connected.

Local Authority.
Stratford-on-Avon District Council.

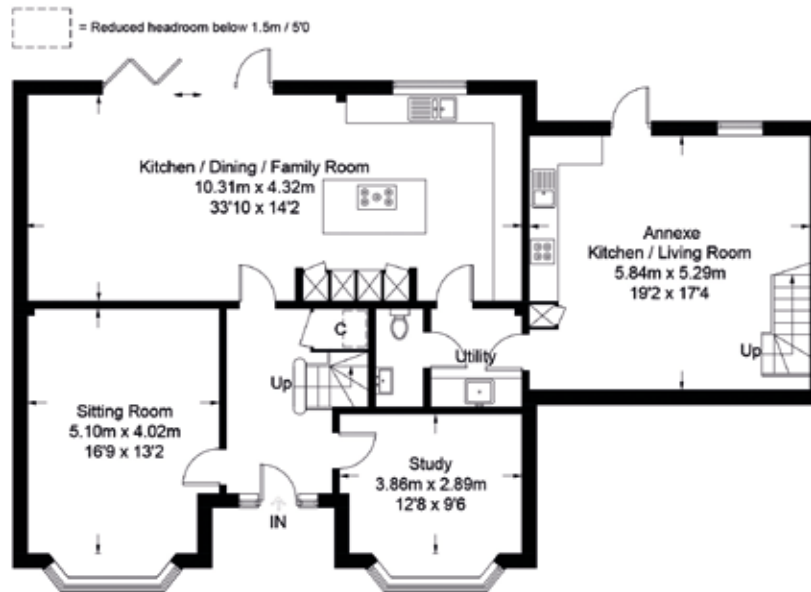
Property Tenure:
Freehold. Charge of £320.00 per annum

Viewing Arrangements
Strictly via the vendor's sole agents Fine & Country on
01789 332600.

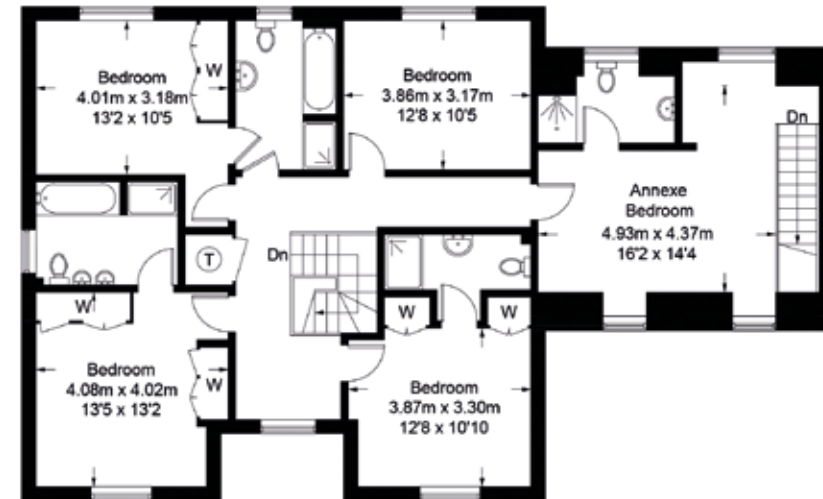
Website
For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm
Sunday Appointments by arrangement

Directions
Leave Stratford-upon-Avon on the Birmingham road.
After approximately 1 mile turn right onto Buckingham
Way. Keep left and go through the brick pillars into the
private drive.



Ground Floor
129.3 sq m / 1392 sq ft



First Floor
124.1 sq m / 1336 sq ft

Approximate Gross Internal Area = 253.4 sq m / 2728 sq ft
(Including Annex)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID 639156)







NIGEL PLASKETT PARTNER AGENT

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Nigel is a Real Estate specialist who has worked within the upper quartile of the property market for many years and demonstrates exceptional knowledge, experience and skill. He shows owners how to achieve the best possible prices for their homes and uses his considerable negotiating skills to ensure that all offers reach their full potential. He supports the Fine & Country Foundation, helping the homeless and less fortunate, and enjoys many sports such as tennis, cycling and rugby.

YOU CAN FOLLOW NIGEL ON



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We are delighted we chose to use Fine & Country to sell our house. From the outset Nigel was an impressive professional who gave us confidence. His valuation, strategy and overall advice were first class. We could not praise him highly enough. He paid attention to detail throughout the process and gave us outstanding service. Expensive but entirely justified what we paid.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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