

## OAKFIELD

BINTON, STRATFORD UPON AVON, CV37 9TS

- 3 Bedroom Detached Bungalow
- Sensational Rear Views and Outlook
- Large Plot



## THE PROPERTY

Nestled in the serene village of Binton, just minutes away from the historic Stratford upon Avon, we are delighted to present this impeccably presented three-bedroom detached bungalow. Combining village charm with modern luxury, this is a unique opportunity.

### Property Features:

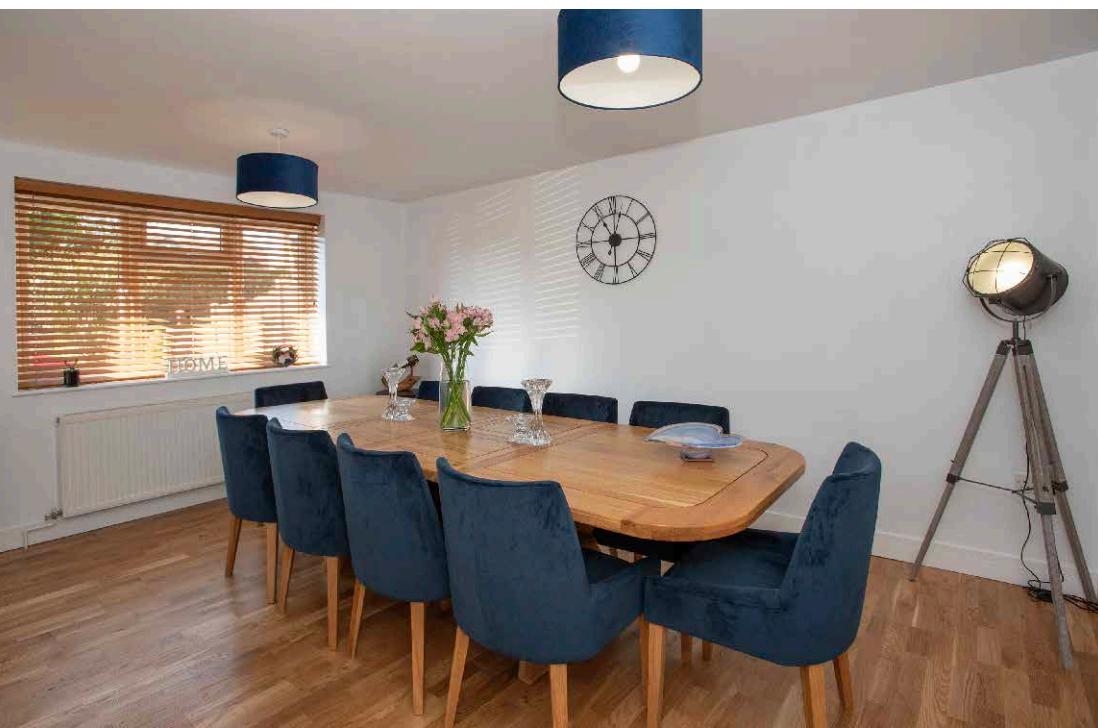
**Entrance Hall:** Welcome home to a spacious and inviting entrance hall that sets the tone for this beautifully designed property.

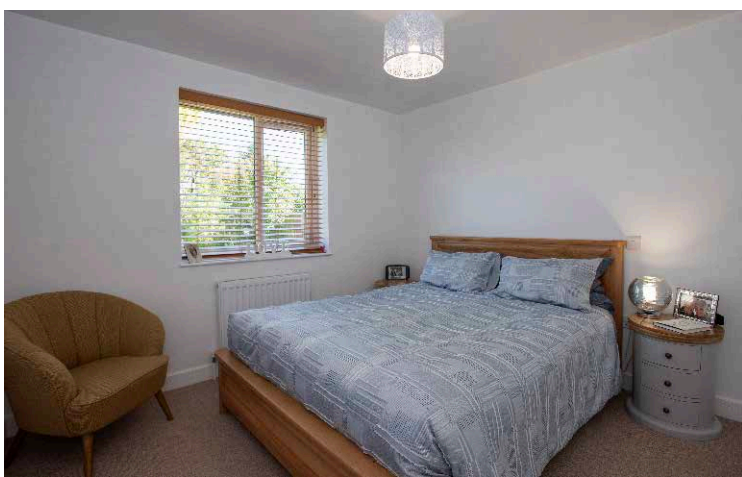
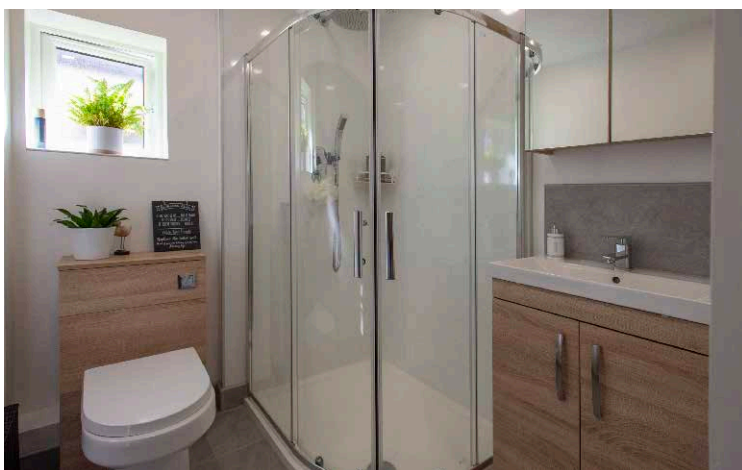
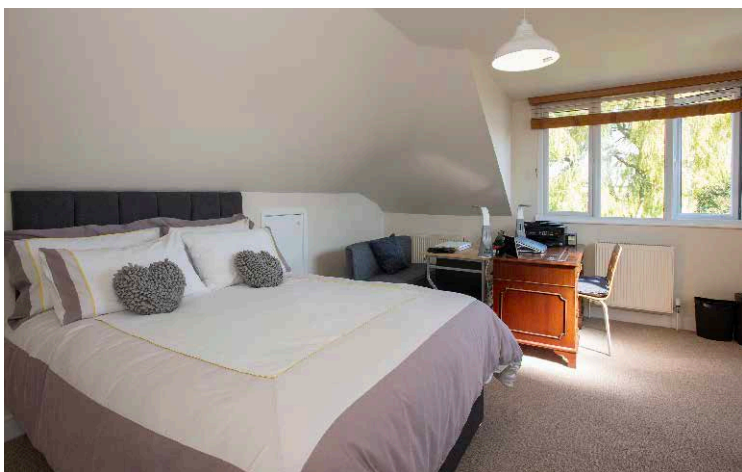
**Dining Room:** Positioned to the front, the dining room offers an ambient space for memorable meals and gatherings.

**Modern Kitchen:** A stylish and contemporary kitchen equipped with top-tier fittings and fixtures ensures culinary experiences par excellence.

**Rear Lounge:** Unwind in the spacious lounge featuring elegant French doors that provide direct access to the garden, ensuring seamless indoor-outdoor living.

**Ground Floor Accommodation:** Two generously sized double bedrooms, a chic shower room, and the convenience of direct garage access.





## THE LOCATION

The famous South Warwickshire town of Stratford upon Avon, birth place of Shakespeare and home to the Royal Shakespeare Theatre, is a delightful and thriving location with a range of excellent amenities. The pretty town centre is a delightful setting with the River Avon, Clopton Bridge, excellent shopping and a huge selection of restaurants and eateries all concentrated close together.

The town benefits from a thriving and diverse atmosphere, especially during the summer months when tourists flock to see Shakespeare's birth (and resting) place. A cruise down the river on a boat is a must during the warmer months.

For families, Stratford benefits from excellent schools. For commuters, the town is within easy reach of the A46, M40 and connecting routes, being particularly convenient for Jaguar Landover at Gaydon. Birmingham is 22 miles to the north west, Warwick 8 miles to the North East, whilst the city of Coventry is approximately 25 minutes drive to the North. For pleasure, Broadway and the Cotswolds are only 15 minutes drive to the South.

### Ground Floor

Approx. 95.6 sq. metres (1028.7 sq. feet)



### First Floor

Approx. 17.6 sq. metres (189.6 sq. feet)

