



Kennedys



4 Bed Detached | Old Brewery Field, Long Marston | £795,000

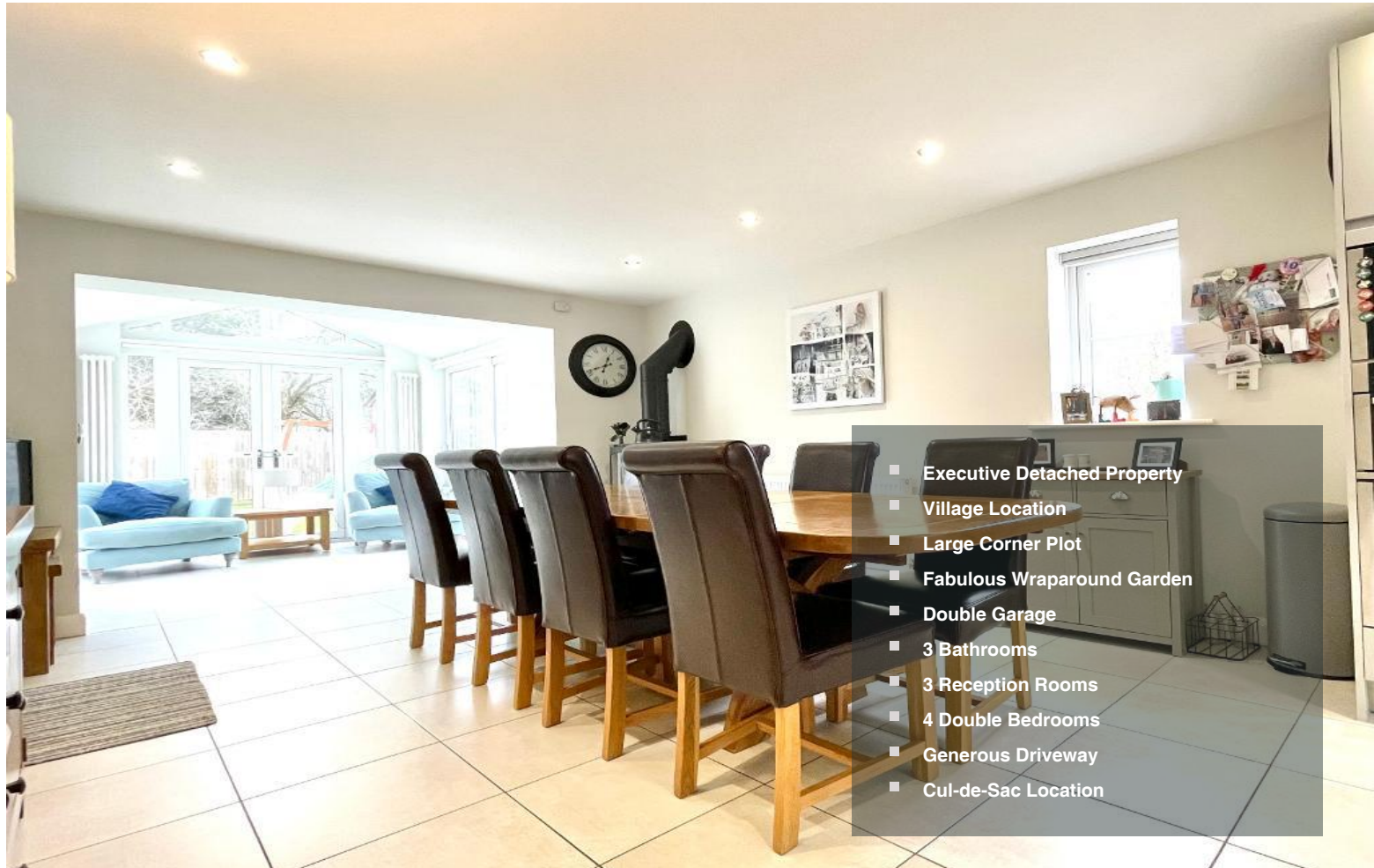
Description

Nestled within the delightful Long Marston village, this stunning four double bedroomed detached house boasts an enviable corner plot position, offering a sense of exclusivity and space. Long Marston, with its quintessential charm and community spirit, provides an idyllic backdrop for countryside living, while being conveniently located near the cultural hub of Stratford upon Avon and the picturesque landscapes of the Cotswolds.

As you step inside, you're greeted by a grand entrance hall that sets the tone for the elegance within. To your left, a snug/office room beckons, basking in natural light streaming through a front-facing window. The extended lounge, adorned with a wonderful multi-fuel stove, invites relaxation and gatherings with its seamless connection to the rear garden through French doors.

Prepare to be enchanted by the heart of the home: the magnificent kitchen/family/dining room. This expansive space is a haven for culinary enthusiasts and entertainers alike, boasting built-in appliances, ample room for a sizable dining table, and another inviting multi-fuel stove. With a lounge area with doors leading to the rear garden, indoor-outdoor living is effortlessly achieved, perfect for enjoying sunny afternoons or hosting al fresco dinners.

Practicality meets luxury with a utility room offering space for essential appliances, while a downstairs cloakroom adds convenience for guests. Ascend the staircase to discover four exquisite double bedrooms, each adorned with



- Executive Detached Property
- Village Location
- Large Corner Plot
- Fabulous Wraparound Garden
- Double Garage
- 3 Bathrooms
- 3 Reception Rooms
- 4 Double Bedrooms
- Generous Driveway
- Cul-de-Sac Location

built-in wardrobes for ample storage. Two of these bedrooms feature indulgent en-suite shower rooms, providing a touch of indulgence and privacy.

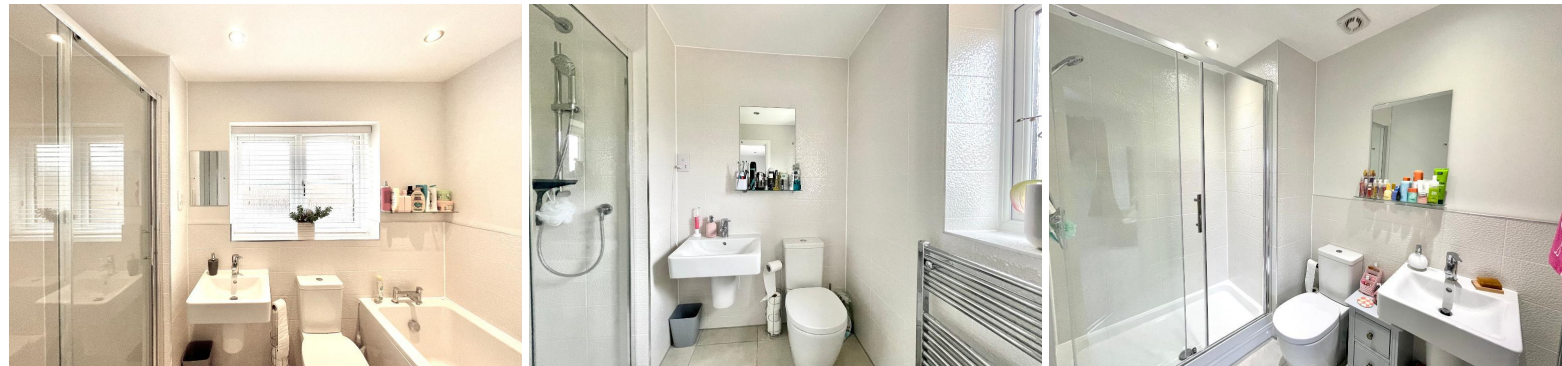
The family bathroom offers a tranquil retreat, complete with a walk-in shower cubicle and a luxurious bath, promising rejuvenation after a long day. For added convenience, the fully boarded loft provides extra storage space, accessible via a ladder.

Outside, the enchantment continues with a very generously sized garden that defies expectations for a new property. A superb patio area leads to a lawn, offering both play space for youngsters and entertaining space for the adults. The garden is extremely private and has a delightful backdrop of mature trees. A gate leads to the front of the property, where a detached double garage awaits with power and light, accompanied by driveway parking for four cars.

Don't miss this rare opportunity to experience refined country living at its finest, where the allure of Long Marston village meets the splendor of the Cotswolds and the cultural richness of Stratford upon Avon.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains electricity and drainage. Heating is via LPG central heating. We are advised that there is an annual service charge for the estate of approximately £150. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band F with Stratford on Avon District Council.



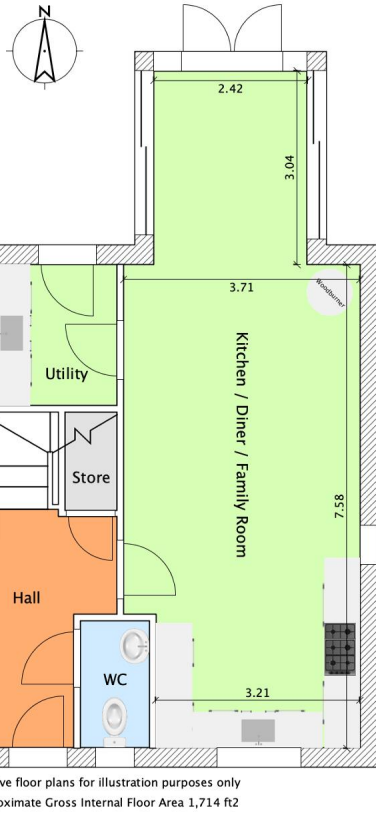
Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



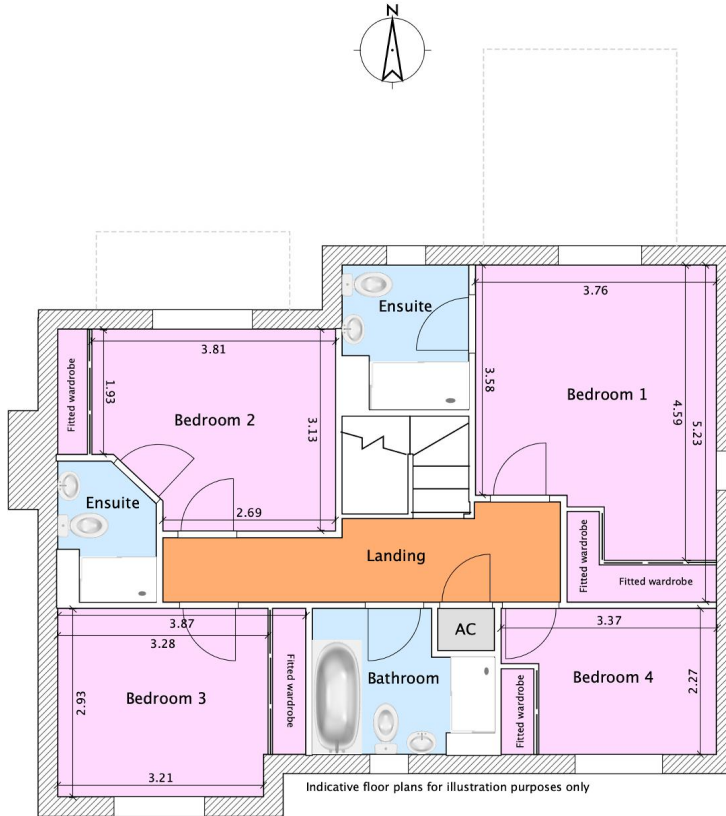




Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT US

01789417936

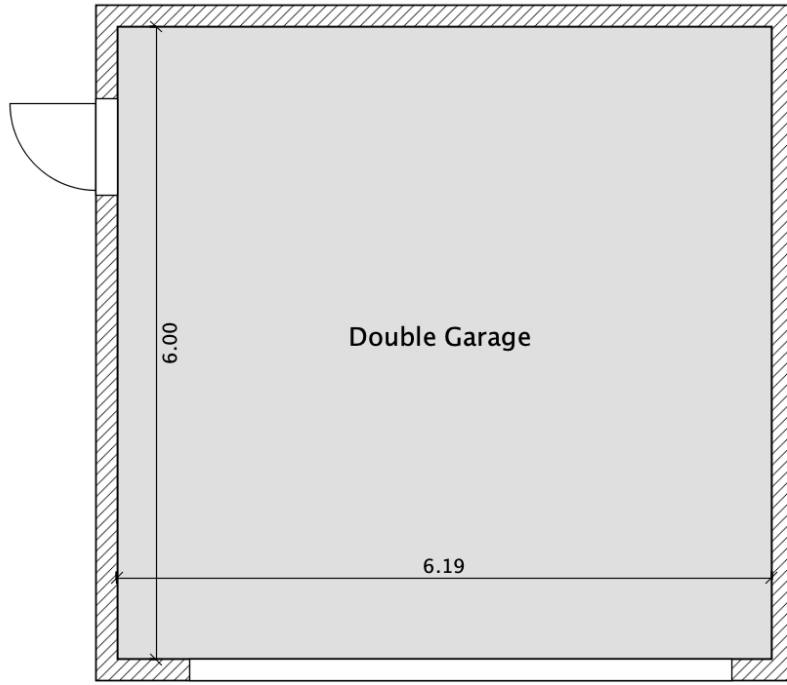
01789417936

hello@kennedys-stratford.co.uk

www.kennedys-stratford.co.uk

/kennedysstateagentstratford





Indicative floor plans for illustration purposes only