



4 Bed Detached | The Holt, Binton | £699,950

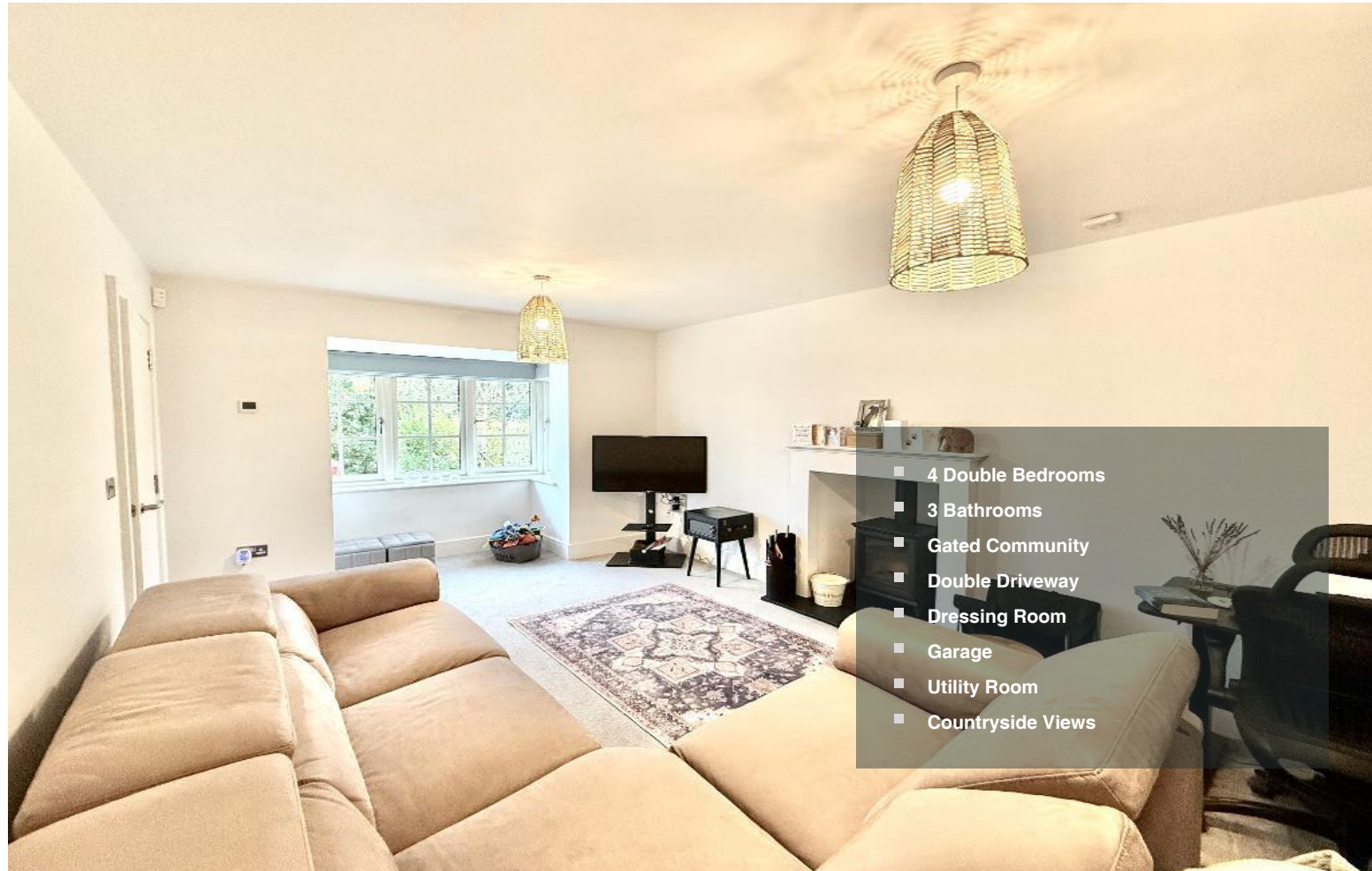
Description

This impressive four-bedroom detached property is situated in a small, exclusive gated community in Binton, Warwickshire, offering an appealing blend of modern living and rural views. Positioned close to the vibrant village of Welford-on-Avon and just a short drive from the historic market town of Stratford-upon-Avon, it benefits from an enviable location with access to both local amenities and the surrounding Warwickshire countryside.

Upon entering, you're welcomed into a spacious hallway with a cloakroom for convenience. The ground floor features underfloor heating throughout, adding a touch of luxury to everyday life. To the left, the lounge provides a comfortable and inviting space, perfect for relaxing or entertaining guests. At the rear of the house, the stunning kitchen/diner truly shines. Equipped with high-quality integrated appliances and abundant worktop space, this room is thoughtfully designed for both cooking and dining. Bi-fold doors open out to the private rear garden, creating an ideal flow for entertaining or enjoying summer evenings outdoors. The adjoining utility room offers additional storage and laundry space, with internal access to the garage.

The first floor hosts four double bedrooms, each designed for comfort and privacy. The principal suite is a standout feature, with a spacious dressing room and an en-suite, creating a luxurious retreat. Bedroom two also benefits from an en-suite, while bedrooms three and four share a well-appointed family bathroom.

Outside, the property offers driveway parking and



- 4 Double Bedrooms
- 3 Bathrooms
- Gated Community
- Double Driveway
- Dressing Room
- Garage
- Utility Room
- Countryside Views

a private rear garden, ideal for outdoor gatherings. This superb home combines modern amenities with a scenic location, providing a wonderful lifestyle close to the local amenities of Welford and the cultural attractions of Stratford-upon-Avon. Perfectly suited for those looking to enjoy the best of Warwickshire living, this home offers space, style, and a delightful sense of privacy within a welcoming community.

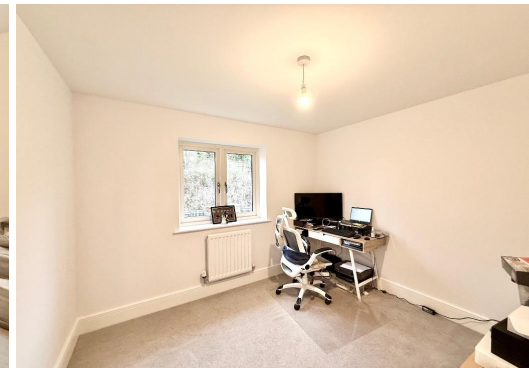
Additional Information

We are informed by the vendor that the property is freehold and benefits from LPG heating, mains electricity and mains drainage. Council Tax Band G with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.



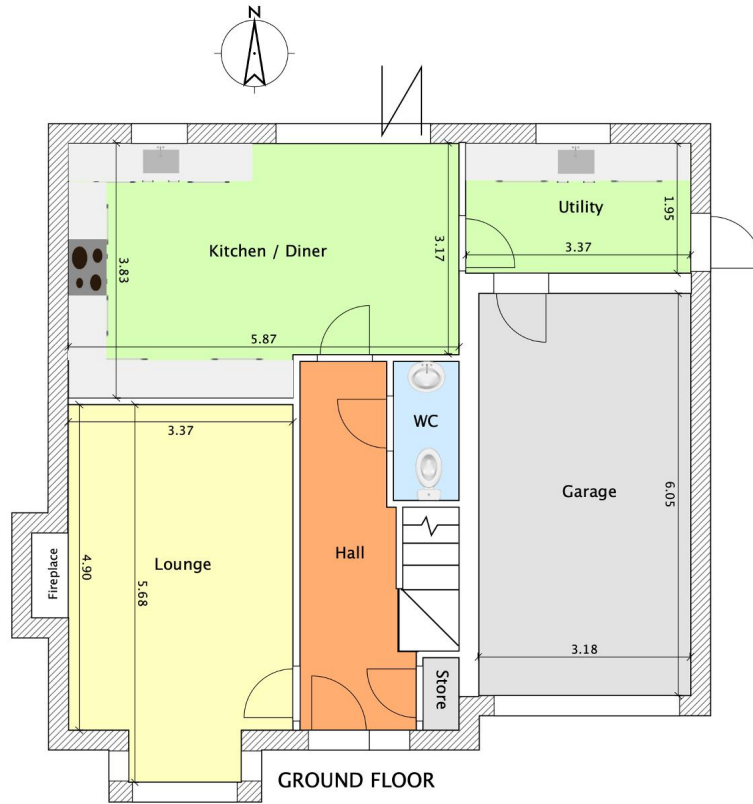
Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.







Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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FIRST FLOOR

Indicative floor plans for illustration purposes only