

5 Bedroom Detached for Sale - £795,000

The Rookery, Lower Quinton, Stratford upon Avon, Warwickshire, CV37 8GH



KEY FEATURES

- Gated Development of Just 4 Houses • 5 Double Bedrooms • 3 Bathrooms • Solar Panels with Battery Storage • Double Garage with Studio Above • Workshop/Garden Office • 3 Reception Rooms • Driveway for 4-5 Cars • Under-Floor Heating (Ground Floor) • Air-Source Heat Pump

Description

An exceptional five-bedroom detached home in an exclusive gated development of just four properties in Lower Quinton, offering spacious living, eco-friendly air-source heating, solar panels with battery storage, a double garage with studio, and a garden workshop.

Set within a private gated development of only four substantial detached homes, this impressive five-bedroom residence combines generous living space, thoughtful design and outstanding eco credentials. With an air-source heat pump, solar panels with battery storage, and underfloor heating throughout the ground floor, it offers a sustainable and comfortable way of living in a peaceful village setting.

The welcoming hallway provides access to all the main rooms. At the front, the study offers an excellent space for home working, while to the rear the lounge provides a calm and inviting area to unwind, overlooking the garden. To the right, the superb kitchen/diner/family room creates a versatile and sociable heart to the home. The kitchen is beautifully fitted with a large central island and a good range of contemporary units, complemented by plenty of room for dining and relaxation. Completing the ground floor are a practical utility room and a downstairs cloakroom.

Upstairs, there are five well-proportioned double bedrooms. The principal bedroom includes a Juliet balcony, built-in wardrobes and a stylish en-suite shower room. Bedrooms four and five share a Jack and Jill en-suite, while bedrooms two and three are served by the family bathroom.

Outside, the private rear garden offers a lovely sense of seclusion with plenty of room for outdoor seating and entertaining. To the front, the wide driveway offers parking for four to five cars and leads to a detached double garage. Above the garage, a generous studio provides additional flexible space - ideal for hobbies or home-working - while the garden also includes a separate workshop/home office.

Lower Quinton is a picturesque and welcoming village, surrounded by attractive Warwickshire countryside yet within easy reach of Stratford-upon-Avon. The village has a local shop, pub, and primary school, and enjoys a strong sense of community, together with good access to the Cotswolds and nearby towns.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains electricity and drainage. Heating is via air-source heat pump with underfloor heating to the ground floor. Council Tax Band G with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.









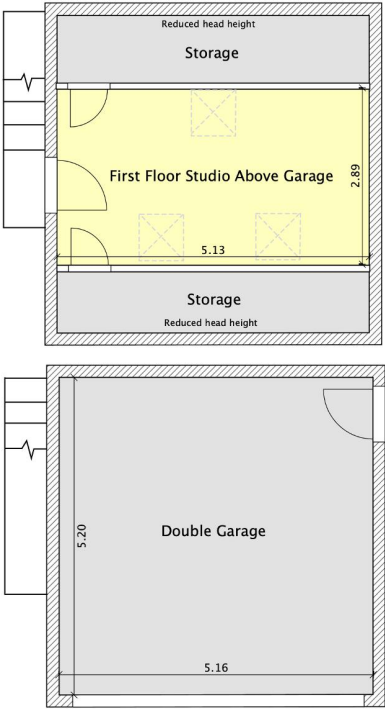
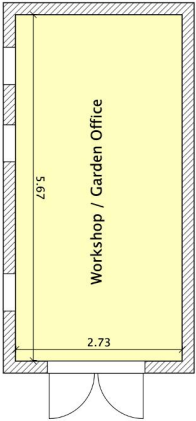
Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 2210 ft² / 205 m² (incl Garage & Studio)

GROUND FLOOR



Indicative floor plans for illustration purposes only

FIRST FLOOR



Indicative floor plans for illustration purposes only

OUTBUILDINGS