



**Church Bank, Lower Binton Nr Stratford-upon-Avon, CV37 9TH**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

Enjoying stunning open countryside views, here is a rare opportunity to acquire a traditional THREE bed roomed semi-detached residence. Having outstanding scope for renovation & extension (Subject to usual planning consent) this property really affords first class potential is offered for sale with no upwards chain, early inspection is essential.

The accommodation briefly comprises; canopy porch leading into an entrance hallway having stairs off to the first floor. A downstairs family bathroom with three piece suite, dual aspect lounge with feature fireplace, breakfast kitchen having a comprehensive range of base, drawer and wall units with under stairs storage, utility/store with a separate W.C To the first floor there is a landing and three good sized bedrooms.

Outside, the front enjoys fair reach countryside views with paved parking for a number of vehicles. There is side pedestrian access leading to a extensive rear garden again benefiting from further open field views.

Binton is an attractive village situated a short distance from Stratford upon Avon, the village consists predominantly of stone and brick built properties and is surrounded by rolling Warwickshire countryside. The village benefits from a parish church and a village hall, the Blue Boar public house lies approximately half a mile and on the edge of Temple Grafton where there is also an Ofsted rated outstanding primary school. The larger villages of Welford on Avon and Bidford on Avon are also nearby, both offer a range of shops, schools excellent public houses and eateries and other facilities.





# Key Features

- Traditional THREE bedroomed Semi-Detached property
- Outstanding open countryside views
- Idyllic sought after village location
- No Upwards chain & vacant possession
- Ideally suited to first time purchasers
- Off road parking
- Extensive rear garden
- Amazing scope to renovate or extend subject to planning permission
- Early viewing highly recommended

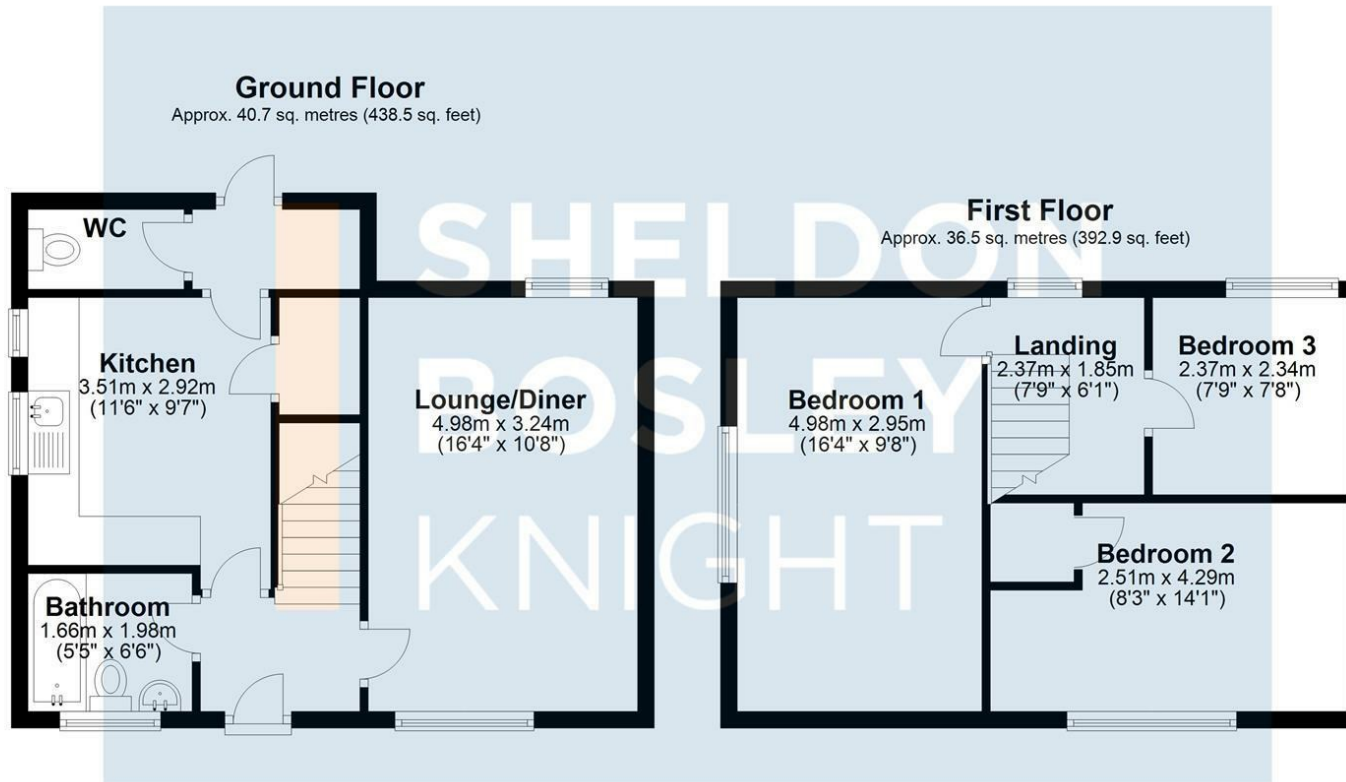
**Offers Over  
£300,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority -  
Stratford upon Avon district council



Total area: approx. 77.2 sq. metres (831.5 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.

Plan produced using PlanUp.