



**Sandfield Lane, Stratford-Upon-Avon, CV37 8UN**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

*\*Highly Sought After Village Location\**

Immaculately presented and having the feel of a show home, is this superbly appointed home.

Walking through the entrance hallway and into the lounge diner, there are dual aspects of natural light as you have a window to the front with views of the green and patio doors to the rear leading out to the garden.

The absolute show stopper of this home is the refitted breakfast kitchen. With a thoughtful layout providing clever storage solutions and ambience lighting to set the tone, it is a functional, practical and sociable space to enjoy. The downstairs of this home is enhanced with a separate WC.

Upstairs there are 3 generous double bedrooms. The principal bedroom boasts substantial fitted wardrobes and a stylish en-suite complete with frosted mirror tiled splashback and a black heated towel rail. The 2nd bedroom also houses fitted wardrobes.

The separate shower room has been upgraded and has novel features such as a pull out drawer that lights up and a mirror set into the sleek towel rail.

Outside is just as impressive- the garden is well maintained and private. There is a decked area to enjoy and a large shed for practical storage. Beyond the garden there are 3 allocated off road parking spaces.

This home would appeal to an array of people- those looking for their first home, an ideal lock up and leave or perhaps those looking for something a little bigger or smaller wanting to enjoy Village life.







## Key Features

- Superbly Presented Home
- Upgraded To A High Standard Throughout
- Three Double Bedrooms
- Principal Bedroom With Fitted Wardrobes & En-Suite
- Refitted Breakfast Kitchen
- Lounge Diner With Doors Leading Out To Garden
- Luxury Shower Room
- Enclosed Rear Garden
- Allocated Parking For 3 Cars
- Must Be Viewed To Appreciate

**Offers Over  
£340,000**

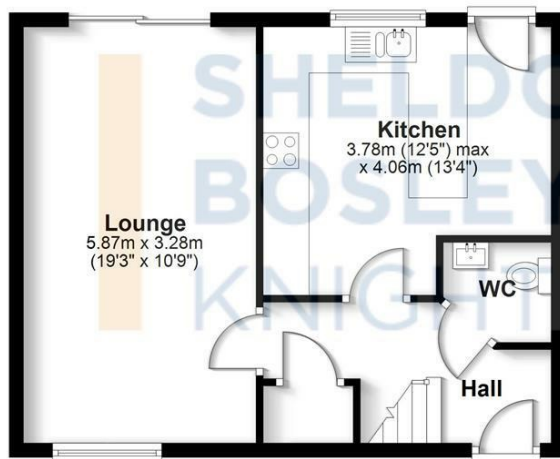






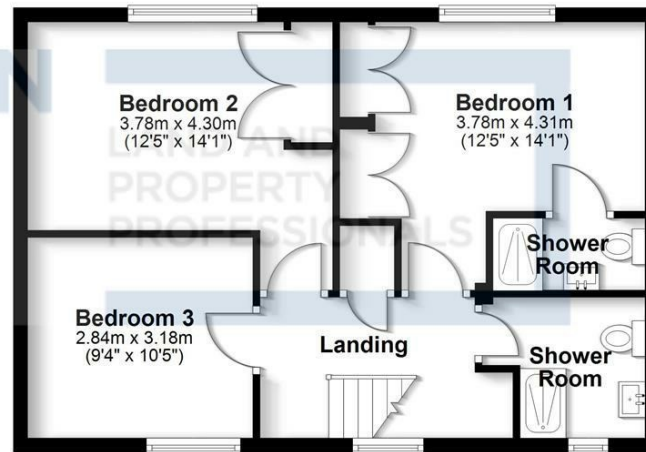
### Ground Floor

Approx. 43.6 sq. metres (469.6 sq. feet)



### First Floor

Approx. 51.5 sq. metres (554.6 sq. feet)



Total area: approx. 95.2 sq. metres (1024.2 sq. feet)

All efforts have been made to ensure the measurements are accurate, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority





We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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