



Lilac Avenue, Stratford-Upon-Avon, CV37 8US

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

**\*No Onward Chain\***

Positioned on the edge of Lower Quinton, this exceptional detached family home enjoys a premium corner plot at the end of a private driveway, forming part of an exclusive Cameron Homes development of just 30 properties, built in 2018.

Upgraded to a high specification from new, the home welcomes you via a spacious entrance hallway, flowing into a formal lounge/snug. A second versatile reception room makes an ideal home office or playroom. The stunning open-plan kitchen diner spans the full width of the property and is thoughtfully designed with a feature breakfast bar and informal lounge area, creating a true heart of the home. A separate utility room offers side access to the garden, and a downstairs WC completes the ground floor.

Upstairs, the layout is ideal for family living, offering four generous double bedrooms. Two of the bedrooms benefit from their own en-suite's, while the remaining two are served by a modern family bathroom.

Outside, the double garage is fully equipped with air conditioning, lighting, power, an electric roller shutter door, fully insulated with loft space & pull down ladder, plus a side personnel door to the garden. The substantial driveway provides ample off-road parking, reflecting the property's standout position at the end of a cul-de-sac overlooking the green.

Every room is fitted with an individual air conditioning unit that also functions as a heater, ensuring comfort all year round. Other key features include mirrored privacy glass at the front of the house, water softener installed at the mains and a 7KW car charging point.

This outstanding family home is offered for sale with no onward chain, presenting a rare opportunity in a sought after setting.







## Key Features

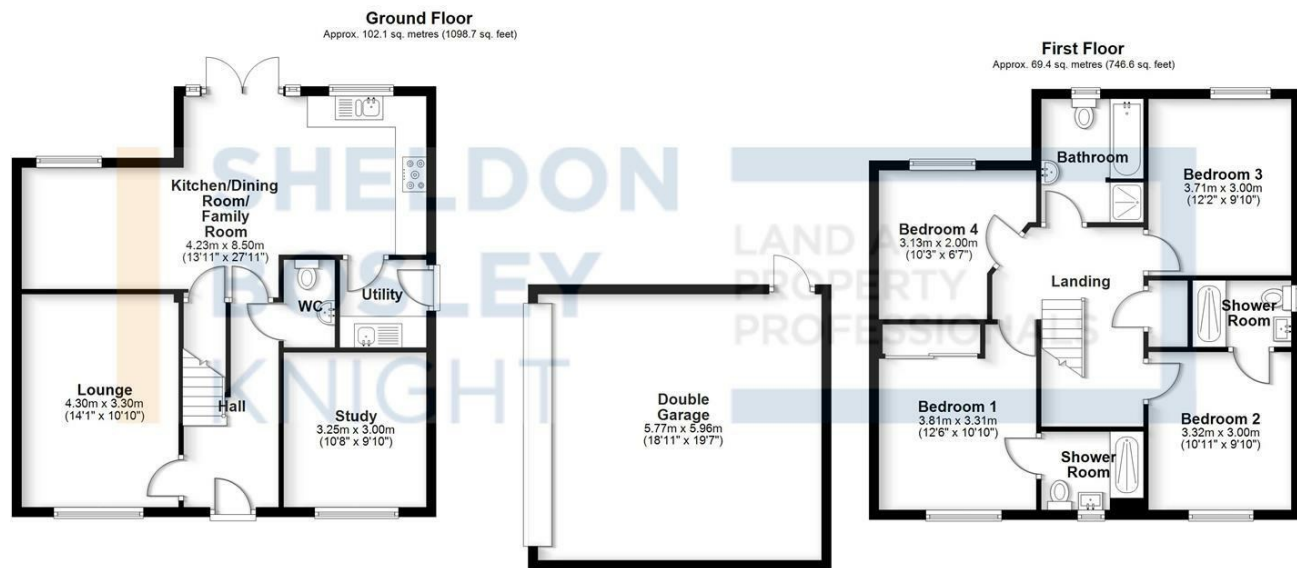
- Executive Detached Family Home
- Exclusive Small Development Situated On Fringe Of Village
- Built In 2018 & Sold With Remaining NHBC Warranty
- Corner Plot Positioned At End Of Private Driveway
- High Specification Throughout
- Kitchen Diner & Separate Utility Room
- Four Double Bedrooms
- Two En-Suite's & Family Bathroom
- Double Garage & Large Driveway
- No Onward Chain

**Offers Over  
£650,000**









Total area: approx. 171.4 sq. metres (1845.3 sq. feet)

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



EPC Rating - C

Tenure - Freehold

Council Tax Band - F

Local Authority  
Stratford-upon-Avon





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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