



**VAUGHANREYNOLDS**  
ESTATE AGENTS

2 The Grain Store, Priory Lane  
Broad Marston, Stratford-Upon-Avon, CV37 8XZ



## Property Description

Forming part of an exclusive development of six bespoke homes in an idyllic rural setting, The Grain Store was constructed in 2020 by a locally acclaimed developer, and finished to an exceptional standard throughout. The design concept embraces the original agricultural heritage of the site and wider surroundings, yet is complemented by sleek, contemporary finishes and a stylish, versatile living space.

Boasting the latest technology by way of an air source heat pump and commanding uninterrupted rural views to front, viewing is strongly recommended to fully appreciate the standard and scale of accommodation on offer, which in brief comprises: An inviting entrance hall with double height ceiling, oak and glazed balustrade and complementary tiled flooring throughout. Panel doors lead off to a WC, cloaks/boot room and an equipped utility room.

The sitting room is a generous space with windows to front and is accompanied by a separate study/hobbies room enhancing versatility. The kitchen however is the heart of this wonderful home, offering an expanse of multi purpose spaces, including a high quality kitchen with a bank of storage, quartz and solid wood tops, branded appliances and breakfast bar for occasional dining. There is ample space for more formal dining and a separate seating area. Two sets of bi-fold doors provide views and access to the gardens.

To the first floor, an open landing provides access to a useful storage cupboard and further to four good size bedrooms and a well appointed family bathroom with bath and shower. The bedrooms enjoy feature pitched ceilings, fitted wardrobes and the guest and main bedrooms further boast equally well appointed en-suite shower/bathrooms.







Externally, there is a pleasant enclosed garden to rear, laid mainly to lawn with a sunken paved terrace and raised flower beds to boundary. To the front of the property, a double width driveway provides parking for two cars.

### Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





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## The Grain Store

### Total Approx. Floor Area 233.98 Sq.M. (2519 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 116.99 Sq.M.  
(1259 Sq.Ft.)



First Floor  
Approx. Floor  
Area 116.99 Sq.M.  
(1259 Sq.Ft.)

## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water and electricity are understood to be connected to the property. Heating and hot water provided by an air source heat pump. Drainage, communal bio-mas sewage treatment plant, shared between 6 properties. A management fee of approximately £180 per annum is payable by all residents, towards the upkeep of the sewage treatment plant and driveway.

Local Authority: Wychavon, Council Tax Band G.

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VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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