



**VAUGHANREYNOLDS**  
ESTATE AGENTS

The Corner House, Wyre Lane  
Long Marston, Stratford-Upon-Avon, CV37 8RQ



## The Property

Located within the heart of Long Marston, a popular established village betwixt Stratford upon Avon and The Cotswolds, this architect designed home occupies a prominent corner position and boasts deceptively spacious accommodation throughout. This versatile home should suit a variety of buyers needs and will appeal to a mixed demographic, in particular those wishing to embrace village life and the many advantages this brings.

Being set back from the lane beyond a block paved driveway, the internal accommodation in brief comprises; Entrance hall with cloaks, WC and galleried landing above. Patio doors lead out to the garden and there is a semi open plan flow to a spacious dining room. Internal glazed doors lead through to a pleasant sitting room, with feature inglenook fireplace with exposed brick and open hearth, duel aspect windows and french door set to an enclosed courtyard.

There is a separate study/home office that enjoys a bank of bespoke fitted furniture and a good size breakfast kitchen, providing ample space to accommodate a table and chairs. The kitchen itself is well appointed with integrated dishwasher, fridge and freezer and a free standing range cooker. A useful utility then houses the boiler, provides space for white goods and access to garden.

To the first floor, a rather grand gallery landing provides access to each of the four good size bedrooms and modern family bathroom. Bedroom one and two boast en-suite shower rooms and bedrooms three and four have bespoke fitted furniture.







Externally, the house sits well within its plot, with the principal garden space being located to rear, which is laid mainly to lawn with paved patio and mature shrubs to boundary. There is a second enclosed courtyard which can be accessed via the sitting room, which offers a delightful secluded oasis. The block paved drive provides ample parking and access to an attached single garage.

### The Location

Long Marston is a charming, self-contained Warwickshire village located approximately seven miles south west of Stratford-upon-Avon on the borders of Shakespeare Country, the North Gloucestershire Cotswolds and the Vale of Evesham. The village is also very convenient for many major Midland towns including Coventry, Redditch, Warwick, Leamington Spa, Solihull and Birmingham and is readily accessible to the National Exhibition Centre, National Agricultural Centre and Birmingham International Airport. There are regular main line train services from (Honeybourne) approximately 15 minutes' driving times) and Warwick Parkway (approximately 25 minutes' drive time). Long Marston has a thriving village community, together with village stores and post office, public house and church and the area is well served by a good Local Authority and private schools.





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# 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.

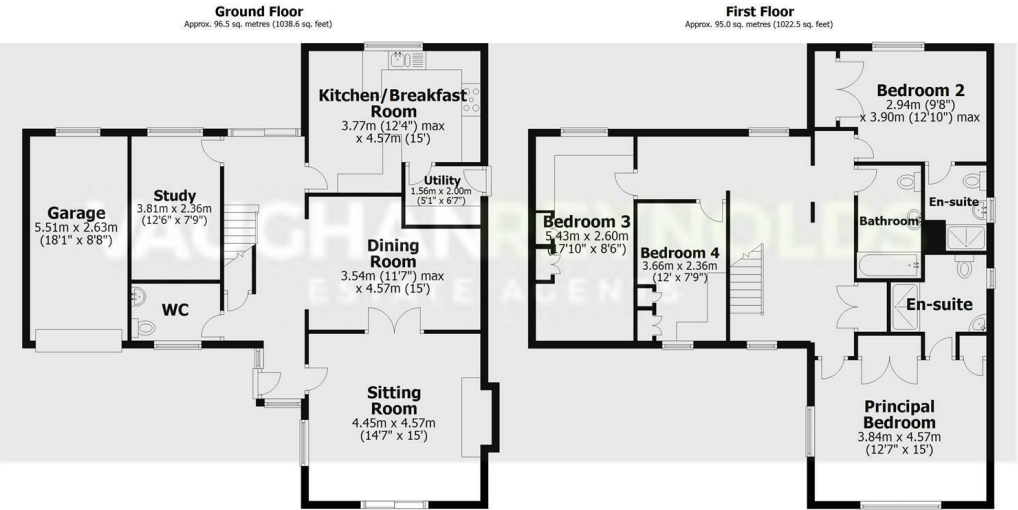
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains electric, water and drainage are understood to be connected to the property. Heating is oil-fired.

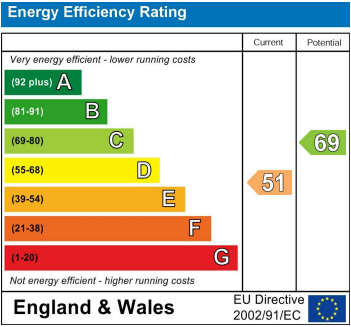
Local Authority: Stratford upon Avon District Council. Tax Band G

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Total area: approx. 191.5 sq. metres (2061.1 sq. feet)  
This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
 Plan produced using Planitap.



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