



VAUGHANREYNOLDS
ESTATE AGENTS

12 The Nashes
Clifford Chambers, Stratford-Upon-Avon, CV37 8JB



The Property

Constructed by a local independent developer in 2018 and benefiting from the remaining term of build warranty, this modern detached home is nestled discreetly in an established setting, in the heart of Clifford Chambers, a popular village towards the fringe of Stratford upon Avon. Designed to afford a spacious flow of light and airy accommodation, this bespoke home provides the perfect turn key opportunity and is being offered with no upward chain. In brief, the accommodation comprises:

An inviting entrance hall with double height ceiling, gallery landing with oak and glazed balustrade and feature glazing to rear affording views of the garden. There is a useful cloaks cupboard, WC and shower room off. The living room is dual aspect and enjoys bi-folding doors to rear, along with a contemporary Gazco log burner providing a cosy focal point.

The impressive open plan dining kitchen affords a sociable space to host guest whilst preparing meals and has been designed to provide additional space for occasional dining too. The kitchen is extremely well appointed with a comprehensive range of storage, complimented by sleek quartz worksurfaces and a range of integrated branded appliances. Bifold doors and a set of French doors lead out to the garden and Karndean flooring continues throughout, further into the utility room. This generous space is fitted with additional storage and serves as a utility and boot room.







To the first floor, a central landing with feature window to rear, provides access to three good size double bedrooms and a stylish main bathroom. This space is equipped with a panel bath, overhead shower, low level wc, wash hand basin, complimentary tiling throughout and feature recess shelving. Two bedrooms enjoy Juliette balconies with leafy views to rear, and the main bedroom has a well appointed en-suite shower room and walk in wardrobe.

Externally, the property occupies a generous plot which is laid mainly to lawn with well stocked herbaceous borders, secure fencing to boundary and a generous paved patio which links the reception spaces and is ideal for al fresco dining in the summer months, whilst enjoying a due south-west orientation. There are raised beds to side, a shed, lean to greenhouse and gated access to the front of the property where a double width gravel driveway provides ample off road parking

The Location

Clifford Chambers is one of the most sought-after village locations in the area with a charm all of its own. At the bottom of the village stands the impressive and historic Clifford Manor, this being just one of the many character properties in the village, with old and newer properties complementing each other. Situated just a mile and a half to the south of Stratford upon Avon, it is well placed for easy access to all the major centres of commerce and industry including Solihull, Henley in Arden, Warwick, Leamington Spa, Coventry and Birmingham. The National Exhibition Centre and Birmingham International Airport and Railway Station are all within easy travelling distance.





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GENERAL INFORMATION

Approximate Floor Area = 129.7 sq m / 1396 sq ft



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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: All mains services are understood to be connected to the property.

Local Authority: Stratford Upon Avon, Council Tax Band F

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(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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