



VAUGHANREYNOLDS
ESTATE AGENTS

The Old Post Office, Goose Lane
Lower Quinton, Warwickshire, CV37 8SZ



Property Description

Situated in the heart of Lower Quinton, an established village located on the borders of South Warwickshire and The Cotswolds. This attractive period home boasts a deceptive level of well-balanced accommodation throughout, ideally positioned to take advantage of the many local amenities and rural pursuits at hand.

Set back from the road, beyond a mature walled fore garden, the internal accommodation in brief comprises: Entrance hall leading to a WC/Cloaks and panel doors off.

The sitting room is a generous space with feature brick fireplace and open hearth, exposed ceiling beams and dual aspect windows.

Interlinking doors lead through to a semi open-plan breakfast kitchen, which provides a social space to entertain guests and prepare meals. The kitchen itself has a range of built-in storage, complemented by solid wood work surfaces over and integrated appliances to include an oven, 4 ring induction hob and extractor over.

There is a generous conservatory enjoying views and access to the garden and a separate multi-purpose family room with utility/laundry room off.

To the first floor, a central landing provides access to each of the four bedrooms and principal bathroom. The main bedroom benefits from a large built in storage cupboard and en-suite shower room.







Externally, the property sits well within its plot, enjoying a mature planted fore garden and low maintenance walled garden to rear. There is also a double width driveway to rear, providing ample off road parking.

Location

The small village of Lower Quinton lies approximately seven miles to the south of Stratford-upon-Avon, off the B4632, in a largely rural area. The village is by-passed by the B4632 and is situated on an unclassified side road. The village features a popular junior and infant school, doctor's surgery, post office and shop, a 16th Century public house - The College Arms. The Cotswolds are a short journey away, with countless attractions and amenities readily available.





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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.

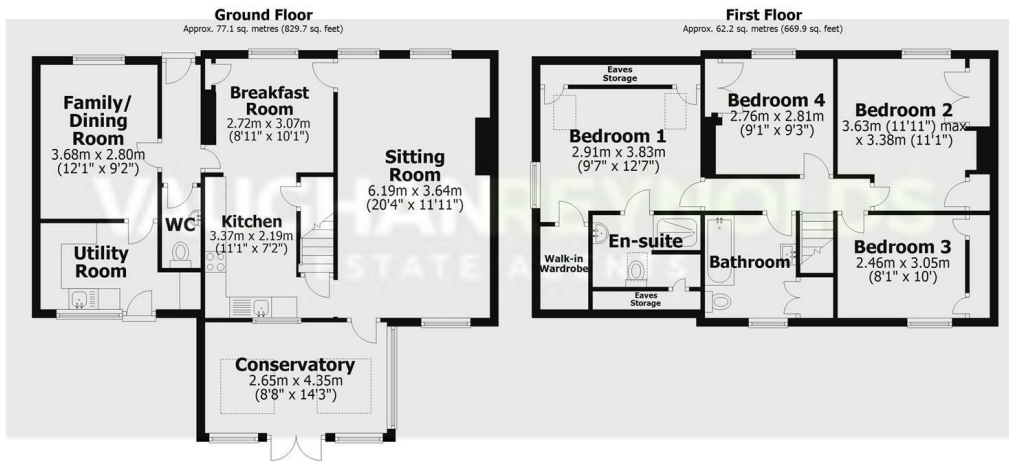
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, electric and drainage are connected to the property. Heating is via a private LPG tank.

Local Authority: Stratford-upon-Avon, Council Tax Band C

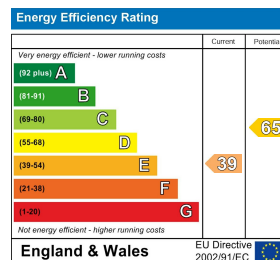
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Total area: approx. 139.3 sq. metres (1499.6 sq. feet)

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 PlanUp.



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