



VAUGHANREYNOLDS
ESTATE AGENTS

2 Kingfisher Drive
Alderminster, Stratford-Upon-Avon, CV37 8QX



The Property

Occupying a premium position on a no-through drive of just three other similar homes, this impressive, detached property was built by Messrs Barwood Homes in 2017 and finished to a high standard throughout.

Viewing is recommended to fully appreciate the standard and scale of accommodation on offer, which in brief comprises: Entrance hall with stairs rising to the upper floor, under storage space and panel doors off to a Guest WC/Cloaks. The living room enjoys great proportions, has dual aspect windows and doors to rear and a central feature fireplace with inset log burner. There are two further reception rooms providing the perfect home working space, playroom or separate sitting room/dining room if required.

The open-plan dining kitchen is also dual aspect so filled with natural light and has a stylish modern kitchen, fully equipped with granite worktops and a range of branded appliances. Tiled flooring continues to the dining area and onward to a useful utility/laundry room.

To the first floor, a large galleried landing space provides access to each of the four good size bedrooms and family bathroom.

This space benefits from a full white suite comprising bath, WC, wash hand basin and separate shower enclosure. The main bedroom also enjoys an equally well appointed en-suite shower room.







Externally, the property boasts a generous plot, with a large garden to rear, laid mainly to lawn with paved patio area and planted borders. The detached double garage has a personnel door to side and two up and over doors to front and a double width tandem parking area in front.

The Location

Located on the A3400, the picturesque village of Alderminster is at the gateway to The Cotswolds. It is midway between Stratford-upon-Avon and Shipston-on-Stour. During the 1870s a local landowner built 24 houses in Alderminster. Today there are over 240 houses in the village, a campervan showroom/garage, and The Bell Inn, a multi award-winning modern-day country pub with restaurant and accommodation. The village has retained its rural character and successfully blends the old with the new.





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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.

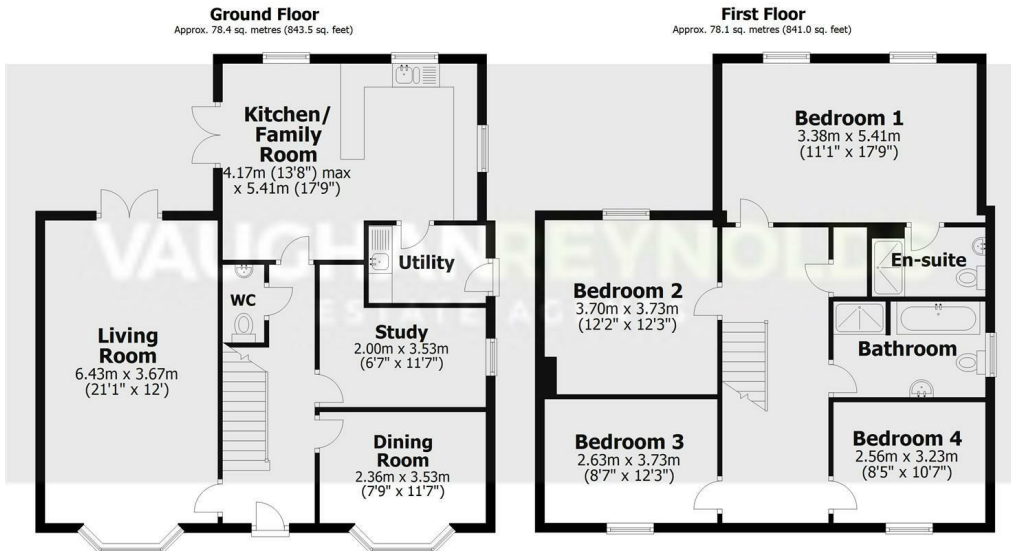
N.B. There is a £250 per annum fee payable for the upkeep and maintenance of the developments common areas.

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

Local Authority: Stratford, Council Tax Band F

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Total area: approx. 156.5 sq. metres (1684.6 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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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