



**VAUGHANREYNOLDS**  
ESTATE AGENTS

3 Ash Lane  
Bearley, Warwickshire, CV37 0SP





## The Property

This attractive period home is situated in a quiet no through road, amongst a cluster of other similar homes in a charming semi rural setting. Boasting spacious accommodation throughout, this linear home also provides a high degree of flexibility, which should appeal to a mixed demographic of buyer.. Being offered with no upward chain, the internal accommodation in brief comprises; Entering via the dining kitchen, this sociable open plan space is well equipped with a range of storage, contrasting worksurfaces and a bank of integrated appliances. Wood flooring continues through to a spacious dining area. An inner lobby provides access to a useful utility room, the upper floor and further to a cosy sitting room. Centred round a brick built fireplace, there are exposed beams and a secondary access to the front of the property

To the first floor, a central landing leads to a modern family bathroom that serves the second and third bedroom / dressing room. The main bedroom has attractive exposed beams and an en-suite shower room.

Externally, there is an area of lawn to side and rear, with paved terrace, garden stores and mature planted hedge to boundary, helping to provide an increased feeling of privacy. To the front, a gravel parking area is defined by picket fencing and provides private parking for one vehicle.







To note, for those that have an appetite for a larger garden, there is a further piece of land available to purchase by separate negotiation, located just a short walk from the subject property. For further details, please liaise with the selling agents.

### The Location

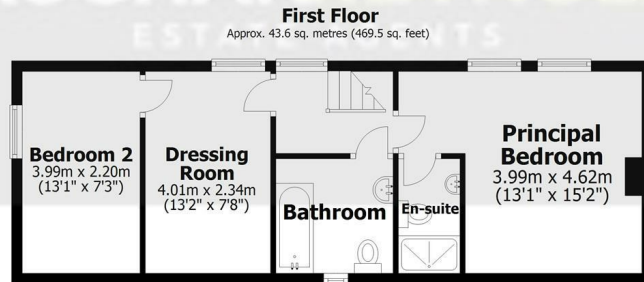
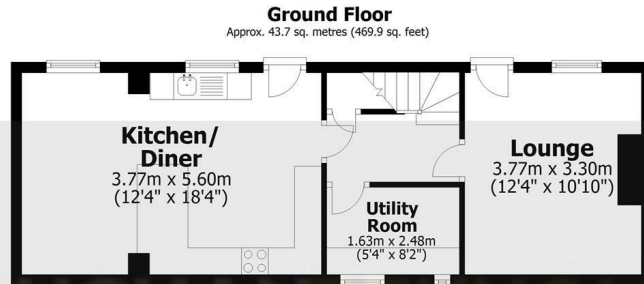
Bearley is a popular Warwickshire village lying approximately five miles north of Stratford-upon-Avon. It is surrounded by attractive open countryside yet lies only five miles from Stratford-upon-Avon, which offers an extensive range of excellent shopping, sporting, cultural, social and recreational amenities.

The village enjoys the benefit of its own village hall, historic church, popular golf course and gliding club, whilst the Golden Cross Inn and Bearley Railway Station provide regular train services between Stratford-upon-Avon and Birmingham, all of which are located within easy reach. Junction 15 of the M40 motorway lies approximately six miles distant, enabling fast travelling throughout the Midlands conurbation and beyond, whilst there are regular mainline train services from Warwick Parkway to London.





## GENERAL INFORMATION



Total area: approx. 87.3 sq. metres (939.4 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) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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, Council Tax Band C

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

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 their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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