



The Rookery, Stratford-Upon-Avon, CV37 8GH

Guide price £750,000



**** EXTENSIVE DETACHED FAMILY RESIDENCE ** HIGHLY DESIRED LOCATION** 5 BEDROOMS ** GENEROUS PRIVATE GARDENS ** 2553sqft **** The Rookery is an exclusive development consisting of just four homes. Built in 2019, this detached five-bedroom, three-bathroom executive residence offers contemporary and luxurious living. Located in the sought-after village of Lower Quinton, Warwickshire, this home is ideal for a modern family. The heart of the home is an impressive kitchen, dining, and family room. Additionally, the property includes a separate living room, home office, utility room, double garage, and an additional impressive converted studio above the garage.

Set in a secluded, high-class setting, the property features an attractive Warwick brick facade, a roofed open porch entrance, and a generous private block-paved driveway providing ample parking. The charming exterior, enhanced by mature landscaping, creates a welcoming first impression. This modern home excels in terms of space and quality.



Interior

Hallway: An impressive hallway welcomes you to the expansive ground floor living space, setting the tone for the rest of the home with its stylish design and high-quality finishes.

Kitchen/Dining/Family Space: Leading off the hallway, this magnificent space boasts modern high-shine cabinetry, a large central feature island, quartz countertops, and high-end integrated appliances. The area is perfect for family living and entertaining, with large feature windows and doors that flood the room with natural light and offer views of the stunning gardens. French doors open onto the private garden, and sliding doors open to the paved patio area making indoor-outdoor living a breeze.

Utility Room: A generous utility room with side access is conveniently located through the kitchen. It provides ample space for laundry and additional storage, ensuring the main living areas remain clutter-free.

Living Room: The large living room is ideal for entertaining and relaxing, with wrap-around windows providing a triple aspect view of the rear garden. The room's layout accommodates various seating arrangements and offers a cosy yet spacious environment.

Additional Ground Floor Features: The ground floor also includes a guest WC and a separate home office, which is perfect for those who work from home or need a quiet space for study.

First Floor

Principal Bedroom: The principal bedroom suite features floor-length windows with a Juliette balcony, allowing natural light to pour in and offering beautiful views. The elegant en-suite is complete with a vanity unit, walk-in shower, and high-end fittings, creating a serene and luxurious retreat.

Additional Bedrooms: There are four spacious double bedrooms. Bedrooms four and five share an adjoining Jack and Jill en-suite, making them ideal for children or guests.

Family Bathroom: The luxury fully-tiled family bathroom features a bath with shower over, a separate shower with

sleek glass enclosure, WC, wash basin with vanity unit, and exquisite finishing touches. The bathroom's design emphasizes both functionality and elegance.

Jack and Jill En-suite: The deluxe Jack and Jill en-suite provides access from bedrooms four and five, offering a practical solution for family living. It can be locked from both doors for privacy, ensuring convenience and comfort for all.

Studio

The space above the double garage has been converted into a studio, benefiting from Dulux skylights that bathe the area in natural light. It has its own external door and stairs rising from the rear garden, making it a useful adaptable space.

Garden

The large, private garden is primarily laid to lawn, with mature shrubs and trees lining the borders, creating a lovely private area. The garden offers ample space for outdoor activities, gardening, and entertaining, providing a perfect retreat for the entire family.

Additional Features

The property benefits from efficient energy sources, including air source heating and underfloor heating throughout the downstairs. These features ensure year-round comfort and help to reduce energy costs

Location

Lower Quinton is a picturesque village in Warwickshire, situated in the historic Cotswolds region. It is located approximately six miles from Stratford-upon-Avon town center. The village offers a local primary school, bus services, and various amenities. The nearest train station is Honeybourne, approximately 4.5 miles away, which connects to the Cotswold Line between Oxford and Hereford and the North Cotswold Line between Worcester and Evesham. Honeybourne station is managed by West Midlands Trains.

Hall

Kitchen/Dining/Family Room

26'2" x 17'2" (7.98m x 5.25m)

Utility

6'1" x 10'8" (1.87m x 3.27m)

Living Room

18'6" x 11'8" (5.64m x 3.56m)

Office

8'2" x 11'8" (2.51m x 3.56m)

Downstairs W.C

Landing

Bedroom 1

13'1" x 11'5" (4.00m x 3.48m)

Bedroom 2

9'3" x 11'5" (2.84m x 3.48m)

Bedroom 3

9'3" x 11'6" (2.84m x 3.52m)

Bedroom 4

8'2" x 11'8" (2.51m x 3.56m)

Bedroom 5

8'2" x 11'8" (2.50m x 3.56m)

Family Bathroom

7'6" x 8'2" (2.29m x 2.50m)

Jack and Jill En-suite

En-suite

Double Garage

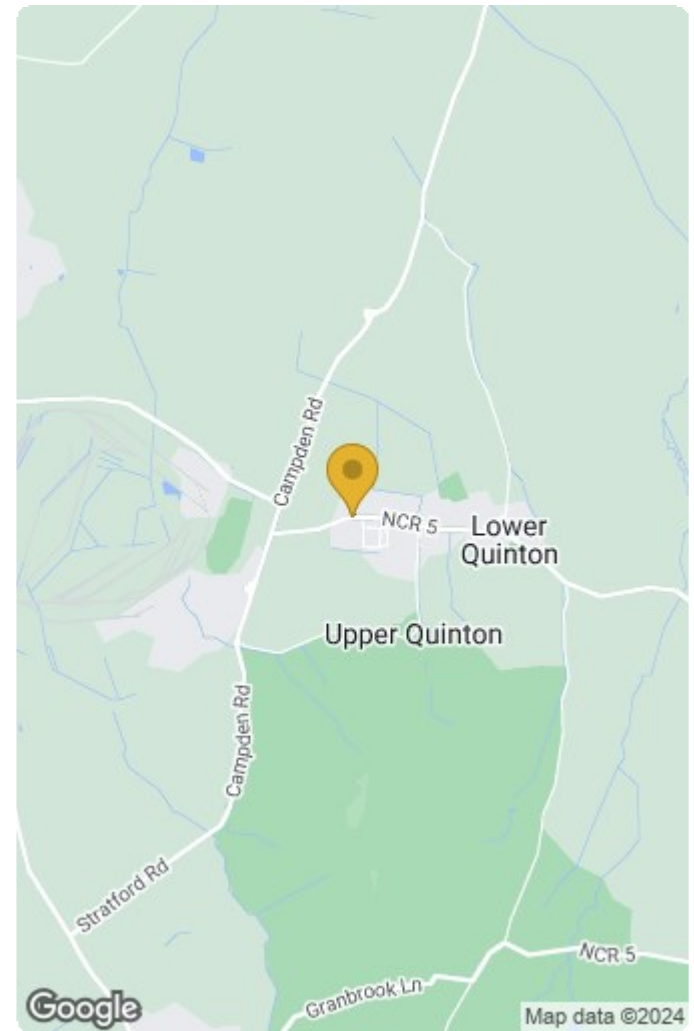
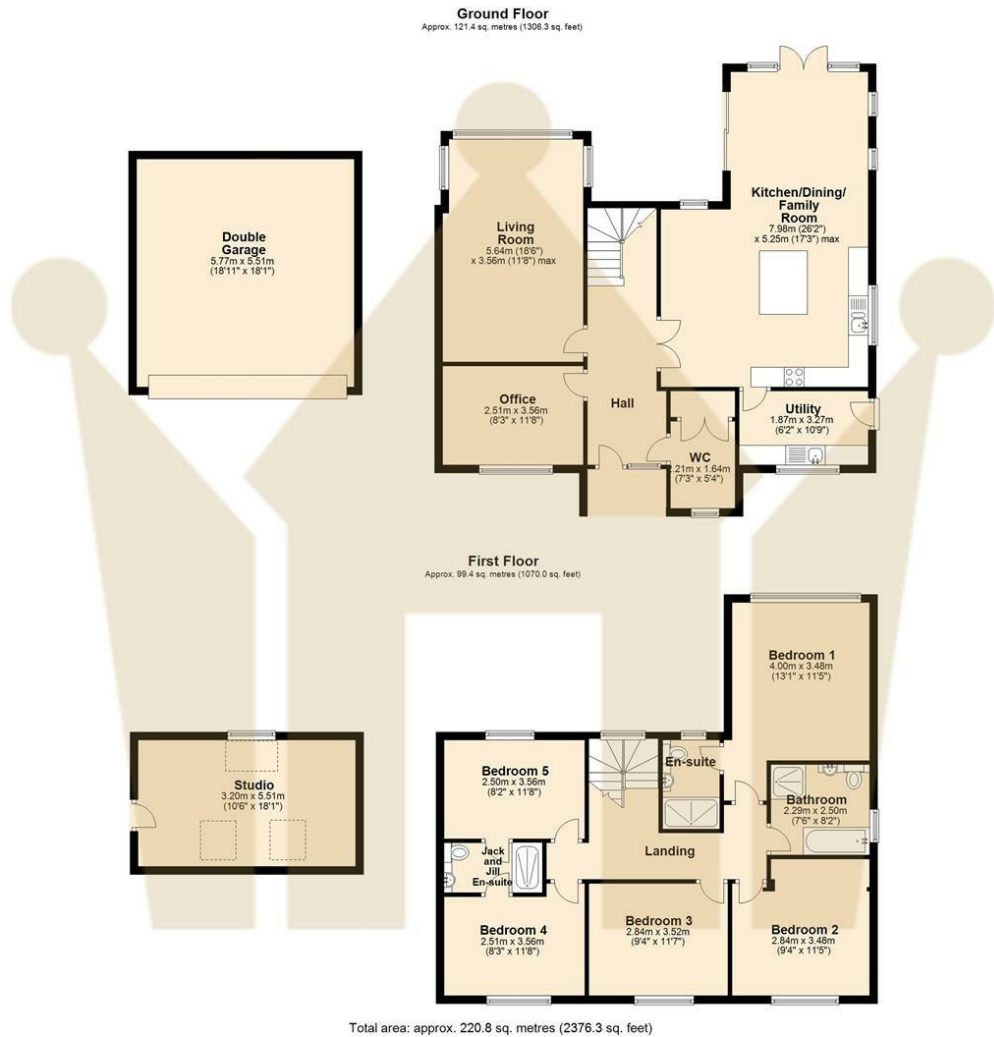
18'11" x 18'0" (5.77m x 5.51m)

Studio

10'5" x 18'0" (3.20m x 5.51m)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	