



Blackberry Lane, Stratford upon avon, CV37 7FH

£560,000



Situated within a contemporary development just south of the river, this double-fronted family residence was built in 2021. It features an entrance hallway with a staircase leading to the first floor. On the right side of the property, there is a bright study or playroom, along with a cloakroom that also serves as a utility room. On the opposite side, a spacious lounge boasts a bay-fronted window and connects seamlessly to the kitchen diner, which extends across the rear of the home, serving as the central hub and providing access to the rear garden. The first floor accommodates four generously sized bedrooms, including a master suite with an ensuite bathroom, as well as a family bathroom. Externally, the garden offers exceptional privacy and has been thoughtfully landscaped, featuring a paved patio area ideal for outdoor dining. The remainder of the garden is laid to lawn, bordered by mature shrubs and fence panels, with a side gate leading to the driveway and garage, which is equipped with an up-and-over door, power, and lighting.



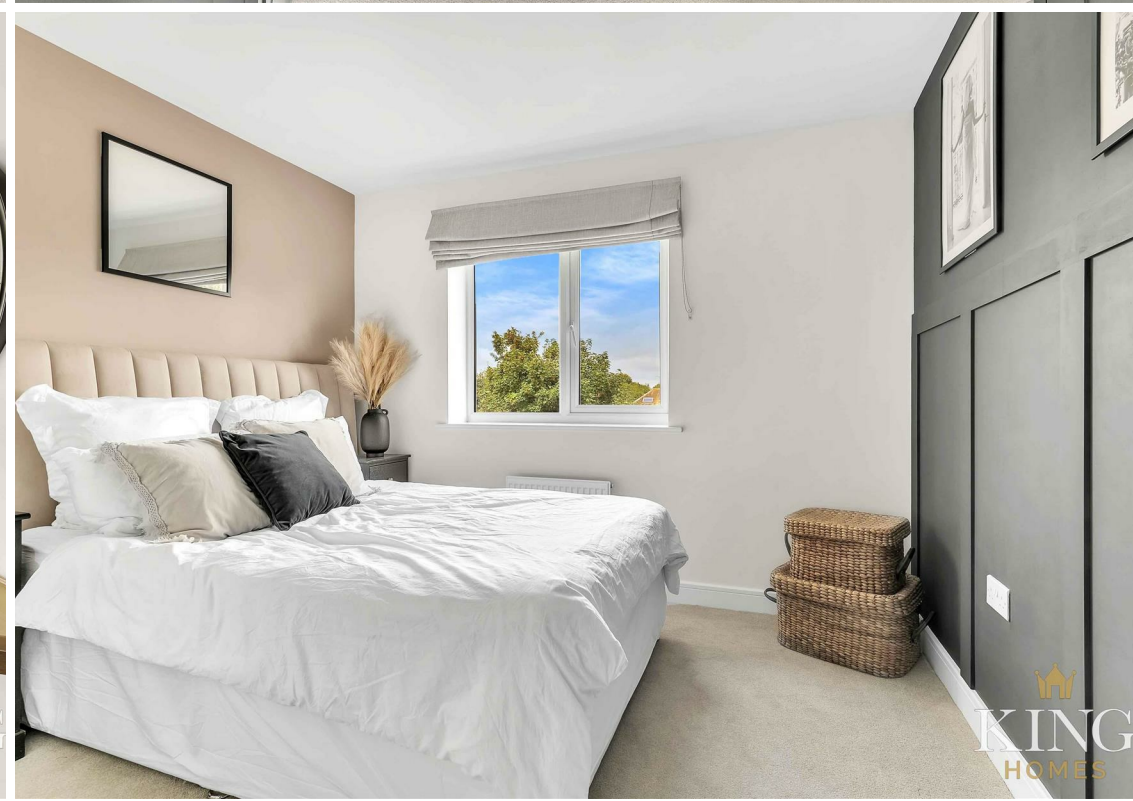
Hall	
Kitchen / Diner	10'6" x 26'6" (3.21m x 8.08m)
Living Room	15'6" x 12'9" (4.74m x 3.89m)
Study	8'10" x 6'8" (2.71m x 2.04m)
Cloakroom/Utility	5'1" x 6'8" (1.55m x 2.04m)
Landing	
Bedroom One	12'2" x 12'9" (3.72m x 3.89m)
En-Suite	5'4" x 6'5" (1.65m x 1.97m)
Bedroom Two	13'9" x 10'0" (4.21m x 3.07m)
Bedroom Three	11'2" x 10'2" (3.42m x 3.10m)
Bedroom Four	12'2" x 9'0" (3.72m x 2.75m)
Bathroom	6'2" x 6'9" (1.89m x 2.06m)
Garage	18'6" x 10'4" (5.65m x 3.17m)

Location

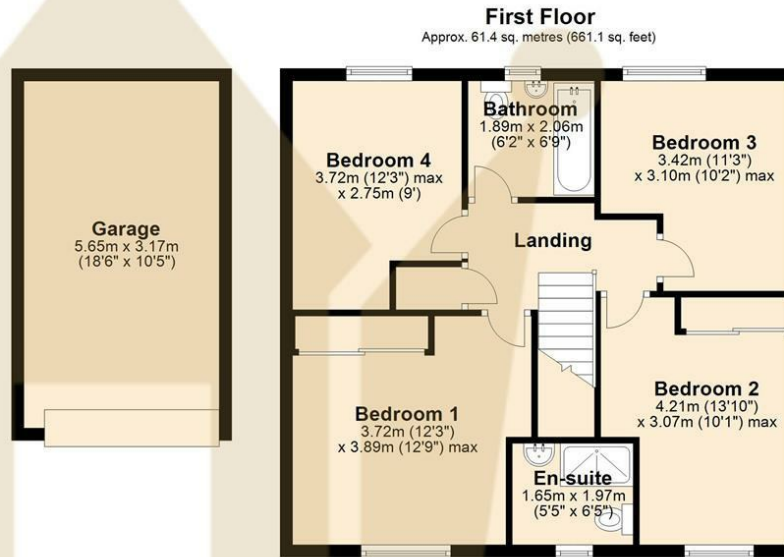
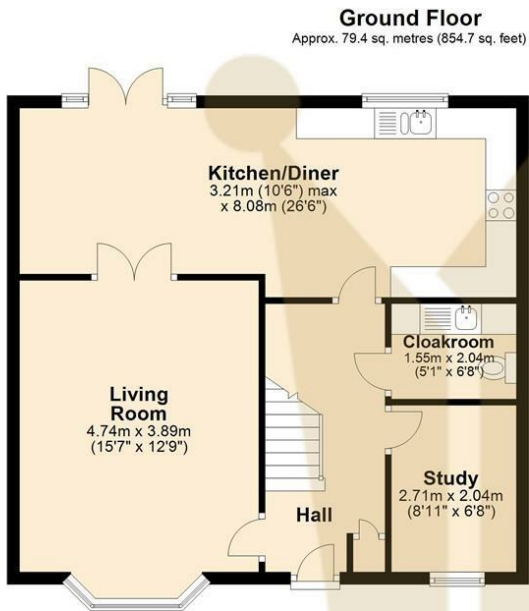
Stratford-upon-Avon is renowned worldwide as the birthplace of William Shakespeare and the location of the Royal Shakespeare Theatre. Each year, it draws nearly four million visitors eager to explore its diverse array of historic architecture. This thriving riverside market town serves South Warwickshire with an extensive selection of national and local retailers, exquisite dining options, a variety of public and private educational institutions, and outstanding sports and recreational facilities. These amenities encompass golf courses, a swimming pool and leisure center, a racecourse, the nearby North Cotswold Hills, and the River Avon, which caters to fishing and boating enthusiasts.

The town benefits from excellent transport links, including trunk roads, motorways, and rail services, with frequent trains to Birmingham Moor Street and London Marylebone (via Warwick Parkway and Leamington Spa stations). Junction 15 of the M40 motorway is conveniently located approximately 15 minutes away by car. Additionally, Birmingham International Airport, the National Exhibition and Agricultural Centres, and the International Convention

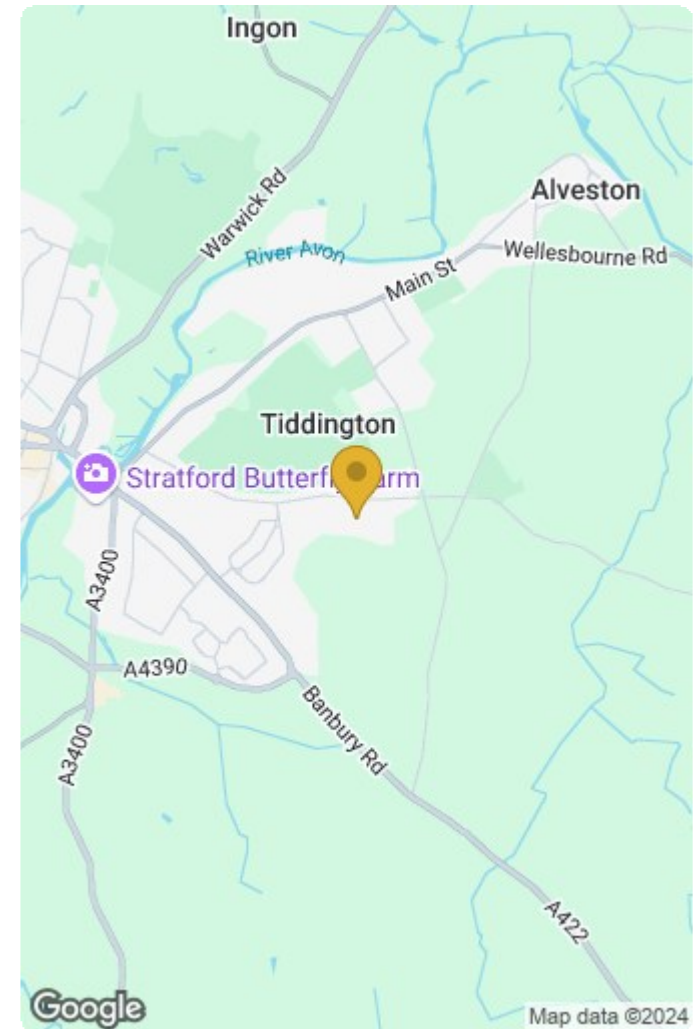
Centre can all be reached in under an hour, while other prominent business hubs such as Warwick, Leamington Spa, Coventry, Evesham, Redditch, and Solihull are easily accessible.







Total area: approx. 140.8 sq. metres (1515.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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	

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	