



Lancaster Way, Shackleton Village, Stratford-upon-Avon, CV37 5AA

Offers over £325,000



**** Stylish Modern Three Bedroom Luxury Semi-Detached Home at Shackleton Village ** High specification ** Open plan kitchen diner maximises the space and is fully fitted with Bosch appliances with French doors leading to patio & garden ** En-suite and fitted wardrobes to Principal Bedroom ** Superior specification including Amtico flooring ** Landscaped rear garden ** Driveway parking for two to three cars ** 10 minute drive to Stratford Upon Avon town centre and Chipping Campden. ** Close to Schools & Greenway Trails ** With its combination of practicality, luxury, and charm, this home is truly a gem for those seeking a comfortable and stylish living space**



Nestled in the sought-after Shackleton Village, this beautifully presented three-bedroom semi-detached home combines modern design with everyday practicality—perfectly suited for families, professionals, or those seeking a tranquil yet well-connected lifestyle.

From the outset, the property offers fantastic kerb appeal with a pathway leading to the front door and driveway parking for two to three cars to the side—complete with an electric vehicle charging point for added convenience. Inside, a welcoming entrance hall sets the tone with Amtico flooring and two handy storage cupboards. A separate cloakroom/W.C. offers practicality for guests. To the front of the home, the living room is generously proportioned and bathed in natural light, providing a comfortable space to unwind or entertain.

The hallway flows seamlessly into a stylish kitchen-dining room, fully equipped with integrated Bosch appliances, a generous range of wall and base units in neutral tones, and ample worktop space. French doors open out to the rear garden, filling the space with natural light and creating a seamless indoor-outdoor connection—ideal for entertaining or family meals.

Upstairs, you'll find three well-sized bedrooms, including a superb principal suite with fitted wardrobes and a private en-suite shower room, beautifully finished with high-end touches. The additional bedrooms are serviced by a sleek family bathroom, also completed to a premium standard, combining style with functionality.

The rear garden is fully enclosed and laid to lawn, with a spacious patio for outdoor dining and a path leading to a practical garden shed—ideal for storage. A side gate provides easy access to the driveway.

Hall

Kitchen/Dining Room 9'6" x 18'0" (2.91m x 5.50m)

Living Room 16'0" x 10'8" (4.90m x 3.26m)

W.C

Landing

Bedroom 1 11'3" x 11'4" (3.45m x 3.46m)

Bedroom 2 7'7" x 10'9" (2.32m x 3.30m)

Bedroom 3 9'6" x 6'11" (2.90m x 2.11m)

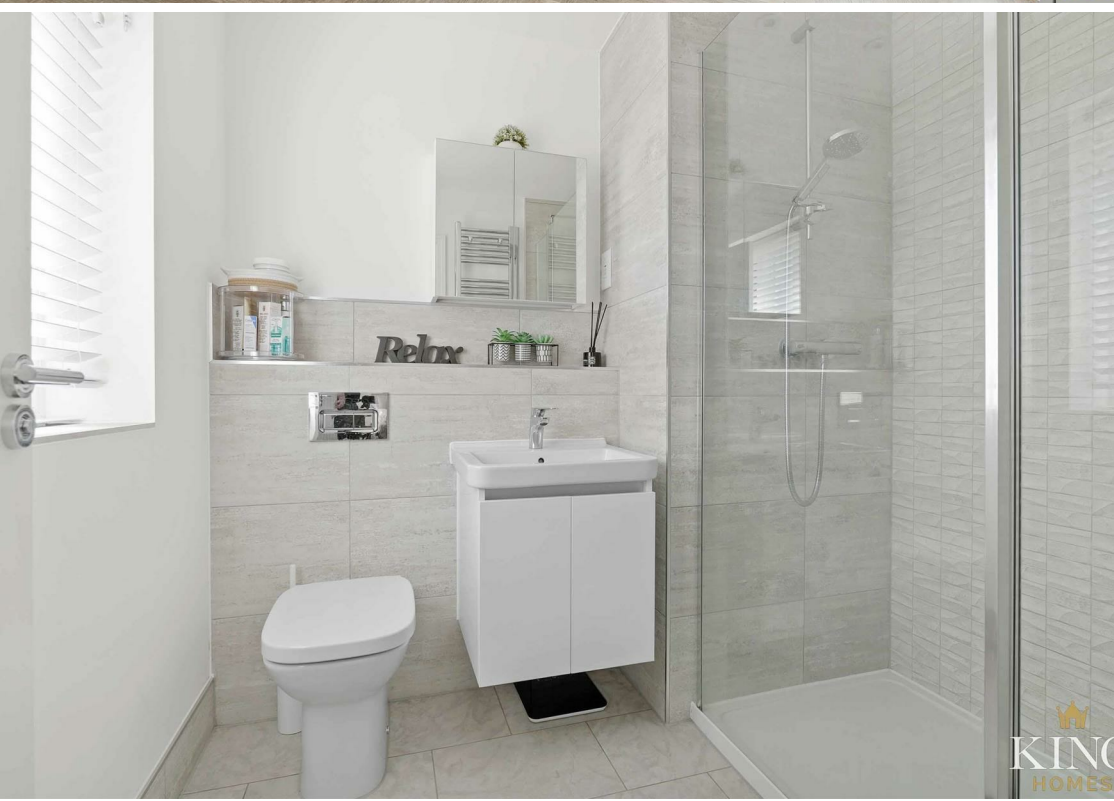
Bathroom 6'2" x 6'11" (1.90m x 2.12m)

En-suite 7'2" x 6'5" (2.19m x 1.96m)

Location Highlights

Shackleton Village blends countryside charm with everyday convenience.. With the Greenway walking and cycling trail just a short stroll away, scenic routes to Long Marston and Stratford-upon-Avon are right on your doorstep. Well-regarded local schools and everyday amenities are within easy reach, while Stratford-upon-Avon and Chipping Campden are both just a 10-minute drive away.

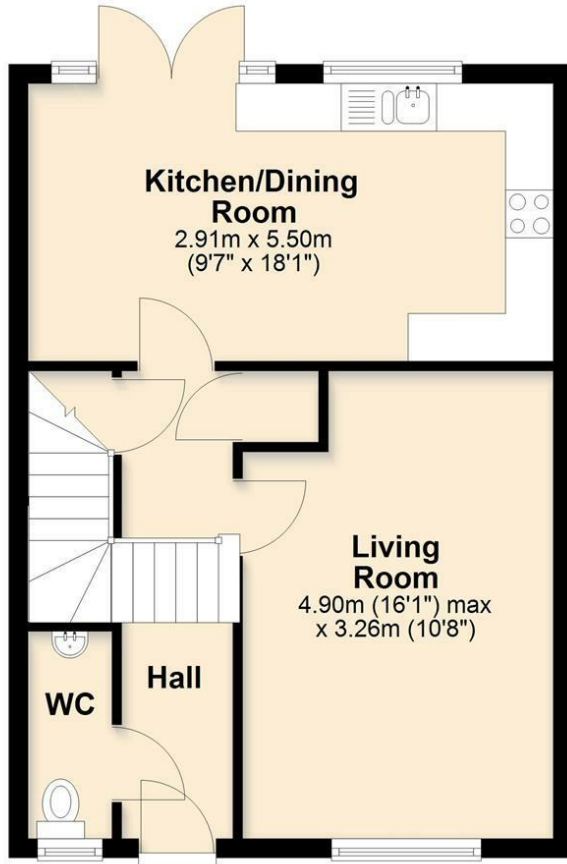
With a thoughtful layout, premium finishes, and an unbeatable location, this home presents a superb opportunity in one of the area’s most popular new developments.





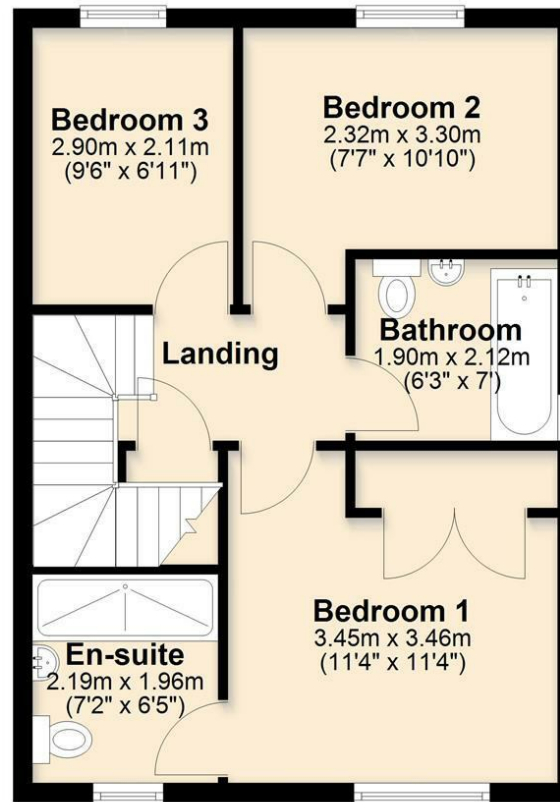
Ground Floor

Approx. 43.5 sq. metres (468.5 sq. feet)

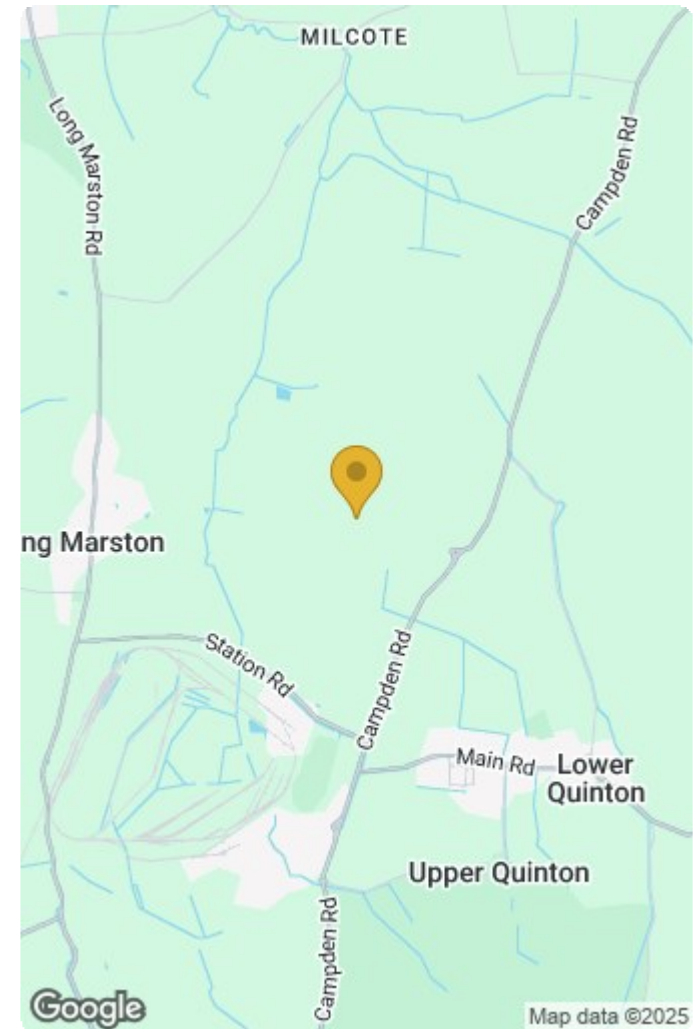


First Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



Total area: approx. 86.7 sq. metres (933.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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	