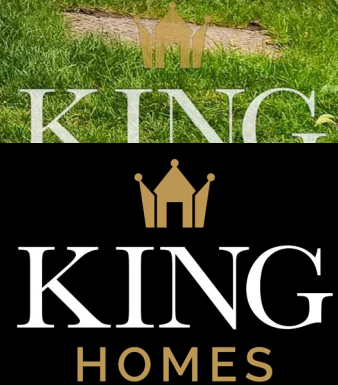




Millers Close, Stratford-Upon-Avon, CV37 8QG

Price £715,000

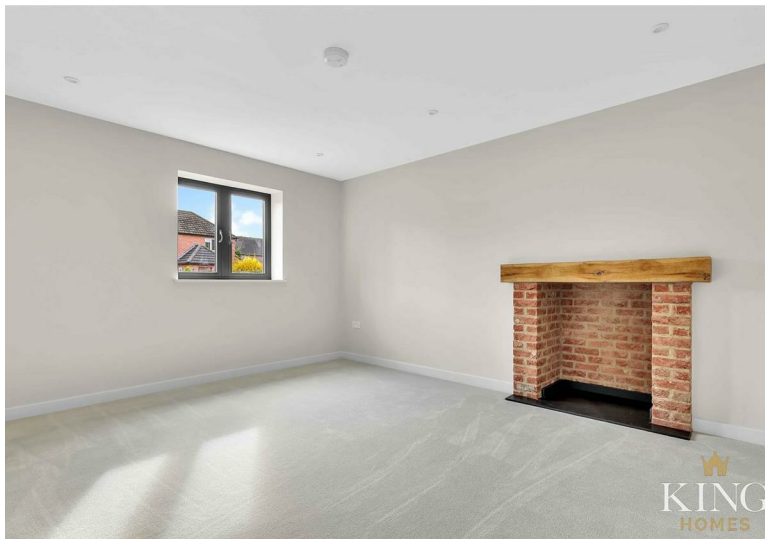


Experience luxury living in this exquisite 1473-square-foot residence nestled in the sought-after enclave of Welford on Avon. Boasting a high-specification finish, this stunning four-bedroom detached new build promises the epitome of modern family living.

Upon arrival, a spacious driveway welcomes you, leading to a meticulously designed abode. Step inside to discover two elegant reception rooms exuding warmth and sophistication. The heart of the home lies in the expansive kitchen dining room, complemented by a convenient utility room and a thoughtfully placed downstairs cloakroom for added convenience.

Ascend the stairs to find respite in the indulgent en suite master bedroom, three additional generously sized bedrooms await, accompanied by a luxurious family bathroom, ensuring ample space for every member of the household.

Outside, a secluded rear garden beckons, providing an idyllic setting for al fresco dining and entertaining amidst lush surroundings.



The property, set in a desirable location on a quiet road in the heart of the village, is part of an exclusive development of only two properties which have been built to a high specification. It is a fantastic size, making this property a great, modern family home with character.

**APPROACH-** On approach it is clear how exceptional this property is. The property is set back behind a tarmacked drive with decorative edging, providing ample parking for 3 to 4 cars and is being fitted with an **ELECTRIC CAR CHARGING POINT**. The front garden provides a lush, grassed area, which is decorated with carefully chosen hedging and fencing to the perimeter. This adds to the appeal of the front of the property. Gated side-access leads to the rear garden. Approaching the property, you are greeted with a lovely oak front door complete with overhead oak canopy, adding to the charm of the front approach.

**HALLWAY-** Wide and welcoming, a pane of glass in the front door allows light to gently filter in. The front entrance leads into the entrance hallway, adorned with luxury engineered oak flooring and doors leading to various rooms, stairs rise to the first floor with an under stairs storage cupboard.

**KITCHEN/DINING ROOM-** Impressive and extensive kitchen/dining room, where practicality meets style seamlessly. Broom joinery bespoke kitchen with solid ash painted joinery, ensuring a unique touch. The well-arranged layout is enhanced by ample base and wall units, offering abundant storage. A modern design, featuring Quartz worktops and integrated NEFF appliances including a full-height fridge-freezer, induction hob, oven and dishwasher, elevates functionality to new heights. Natural limestone flooring adds an earthy charm, transitioning seamlessly to engineered oak flooring flowing from the hallway into the dining area. Enjoy the natural light filtering in through the front aspect window above the sink, while the rear aspect window offers a delightful view of the garden, completing the perfect ambiance for your culinary adventures.

**UTILITY-** Kitchen flows beautifully into the utility area. Again, with plenty of wall and base units with Quartz work surfaces with an upstand, a sink and space for extra appliances and a convenient side external door.

**DONWSTAIRS W.C-** Leading off from the utility room a convenient W.C with hand wash basin and a window to the side elevation.

**LIVING ROOM-** A spacious haven that offers flexibility in layout. Boasting a dual aspect, it features a window to the side and spectacular aluminium bifold doors that span nearly the entire rear wall. These doors open fully to reveal the inviting rear garden, adding a WOW factor to the space. The dual aspect design ensures ample natural light dispersal, creating a bright and welcoming atmosphere throughout the room. Adorned with luxury carpet.

**SITTING ROOM-** Step into the sitting room, adorned with plush, luxury carpeting and featuring a real chimney to accommodate a wood-burning stove fire set within a charming fireplace. A front aspect window allows natural light to stream in, illuminating the cosy ambiance of the space.

**UPSTAIRS-** An impressive internal landing with doors leading to various rooms and includes a large store cupboard.

**PRINCIPAL BEDROOM-** Dual aspect with two windows overlooking the rear garden. Ample room for a king-size bed and more. There's plenty of space for additional furniture like a dressing table or cabinetry, making it a truly functional and comfortable living space.

**ENSUITE-** Gorgeous en-suite, equipped with shower with stone resin shower tray enclosed with Sleek Glass Matki shower screen. Laufen vanity units and sanitary ware FLOATING W.C. and wash basin, Hansgrohn taps and shower accessories. The room is adorned with porcelain tiles. The inclusion of rear aspect window allows natural light to filter through.

**BEDROOM 2-** Double bedroom with front aspect windows

**BEDROOM 3-** A further double bedroom with plenty of space for wardrobes with front aspect window.

**BEDROOM 4-** A further bedroom with rear aspect window.

**FAMILY BATHROOM-** Luxury bathroom equipped with a bath and overhead shower head and a Makti Sleek Glass Shower screen, Laufen Vanity units, and premium sanitary ware. Every detail exudes sophistication, from the Hansgrohe taps to the porcelain bathroom tiles, modern finishing touches adorn the space. Natural light floods in through the expansive front window, enhancing the inviting ambiance. The family bathroom combines comfort and elegance seamlessly.

**Heating-** The property is fitted with an air source heat pump with underfloor heating throughout the house upstairs and downstairs. Bathrooms are fitted with electric towel radiators.

**REAR GARDEN-** To the outside there is a generous sized private rear garden with fence panels surrounding the boundaries. It consists of an immaculate lawn and a large porcelain patio area which is perfect for external dining overlooking the garden. Includes gated side access to the front of the property

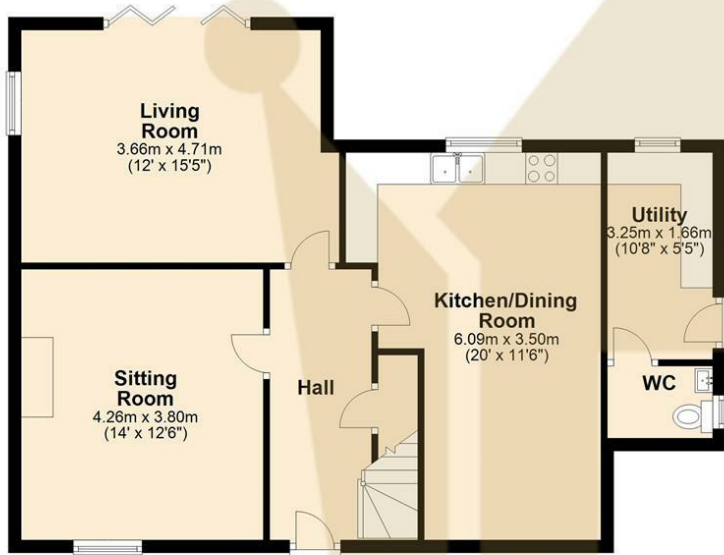
**LOCATION-** Welford-on-Avon is a popular village approximately four-and-half miles from Stratford upon Avon and close to the North Cotswolds and Evesham. The Village has a range of local amenities, which includes a shop, Junior and Infant School, three pubs, sporting facilities, a church and plenty of walking routes along the river and the surrounding countryside. More comprehensive facilities are available in the nearby towns of Stratford-upon-Avon (4 miles), Evesham (11 miles), Alcester (6 miles) and Birmingham (29 miles). The M40 motorway junction at Longbridge near Warwick is located within approximately 10 miles giving access to the region's motorway network.

<b>Hall</b>	
<b>Kitchen/Dining Room</b>	19'11" x 11'5" (6.09m x 3.50m)
<b>Living Room</b>	12'0" x 15'5" (3.66m x 4.71m)
<b>Sitting Room</b>	13'11" x 12'5" (4.26m x 3.80m)
<b>Utility</b>	10'7" x 5'5" (3.25m x 1.66m)
<b>Downstairs W.C</b>	
<b>Landing</b>	
<b>Bedroom 1</b>	13'3" x 15'7" (4.05m x 4.77m)
<b>Bedroom 2</b>	8'8" x 11'3" (2.65m x 3.44m)
<b>Bedroom 3</b>	12'7" x 8'11" (3.86m x 2.74m)
<b>Bedroom 4</b>	<b>2.05m x 2.74m</b>
<b>En-suite</b>	6'11" x 6'5" (2.13m x 1.97m)

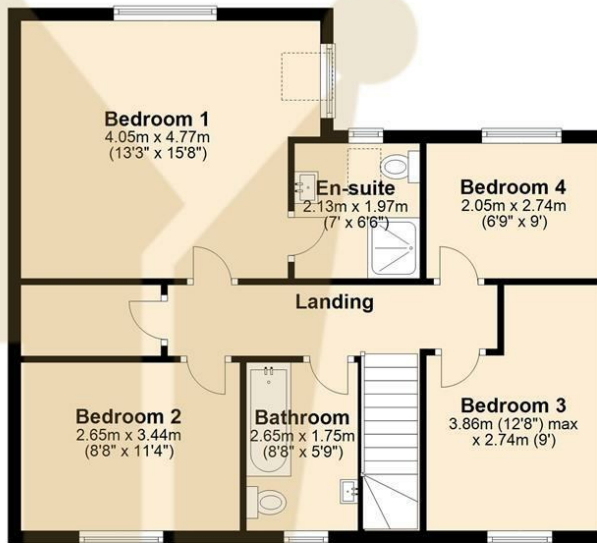




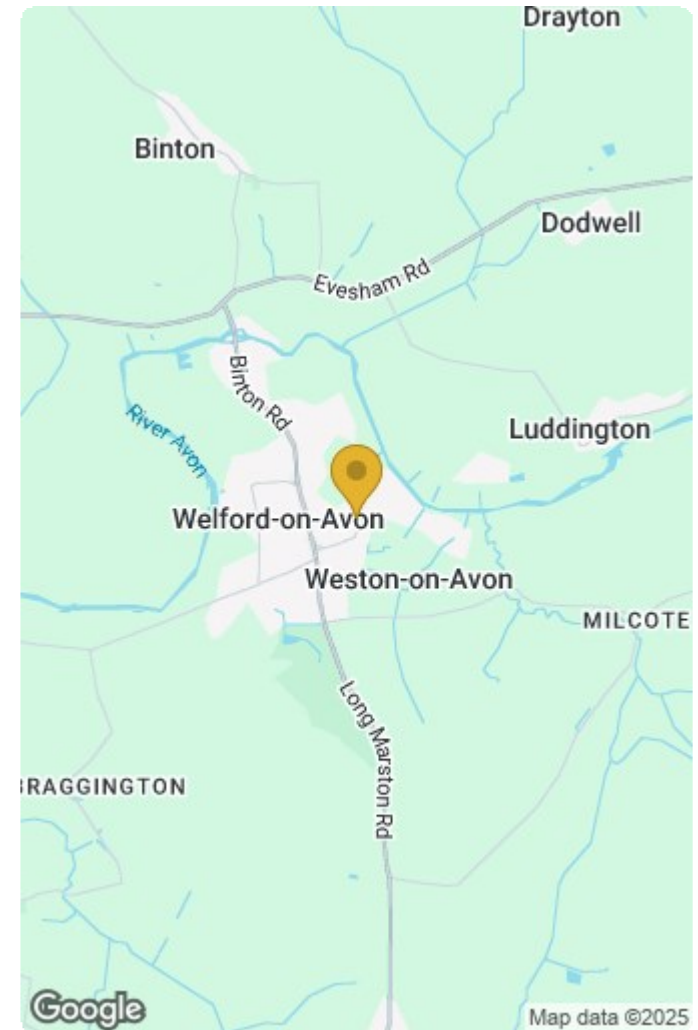
**Ground Floor**  
Approx. 72.4 sq. metres (778.9 sq. feet)



**First Floor**  
Approx. 64.5 sq. metres (694.7 sq. feet)



Total area: approx. 136.9 sq. metres (1473.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>80</b>	
(69-80) <b>C</b>			
(55-68) <b>D</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	

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