



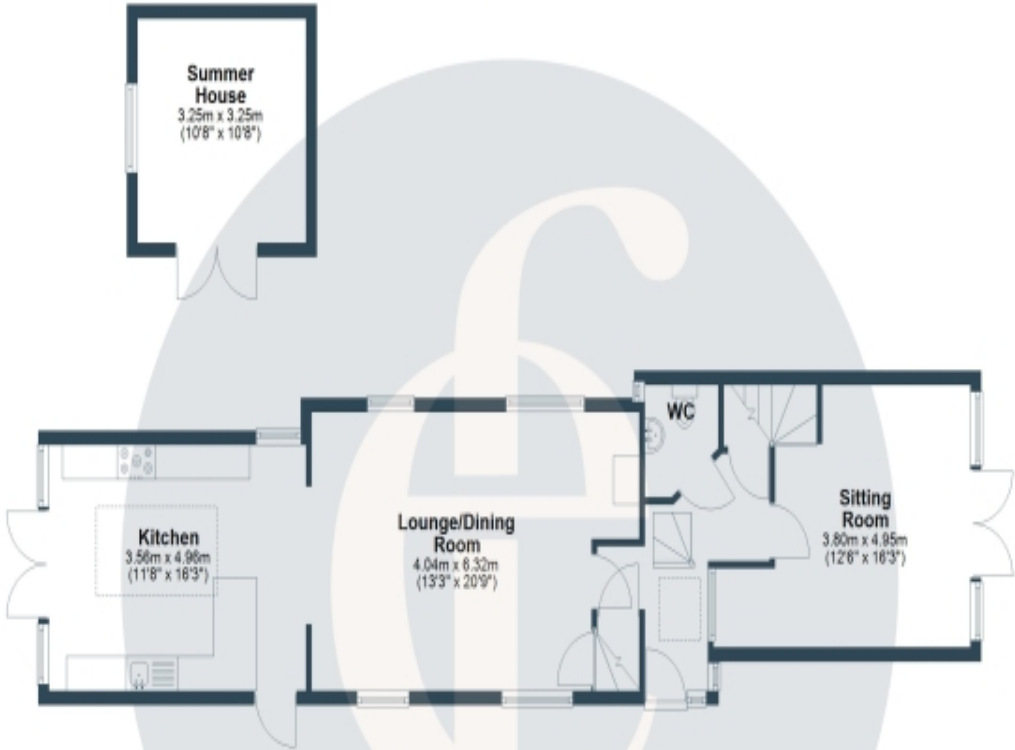
, Long Marston, Stratford-upon-Avon, CV37 8RG

Guide Price £595,000



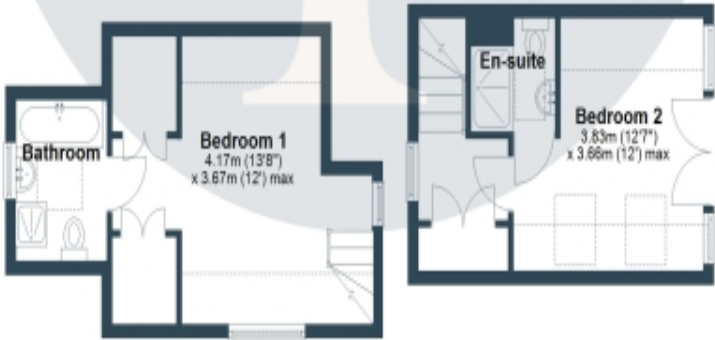
Ground Floor

Approx. 79.1 sq. metres (851.7 sq. feet)




First Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 122.4 sq. metres (1317.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		80
55-68 D	55	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Where to start with this beautiful, truly unique bespoke home? The property was transformed in 2011 from a small 17th-century Grade II Listed cottage to an architect-designed contemporary twist of old and new. It is evident as soon as you enter the property the thought that has been put into the additional extensions, build, and presentation so that the extensions flow seamlessly within the original cottage. The current owners support the specialness of "Reveden" through their stylish fixtures, presentation of rooms, and upgrades they have added during their ownership.

Discreetly positioned off a private lane within the heart of the highly regarded village of Long Marston set amidst delightful open countryside within easy reach of both Stratford-upon-Avon (5 miles) and the Cotswolds (6 miles). The village enjoys a variety of properties, a Church, a public house, a community shop. There is an excellent primary school and other amenities in the local village of Welford-on-Avon.

Having location and character on its side, there is everything to fall in love with and nothing not to like!

The ground floor has benefitted from two extensions providing light open spaces ideal for entertaining and enjoying family life. The character features have been continued from the cottage to the newer rooms, so as not to lose the charm of this home.

Once entering the property, the accommodation allows a family room with French timber doors to the fore garden that has huge privacy and is ideal for your morning coffee in the sun on the flagstone patio. To the rear of the property is the heart of the property with the stunning family kitchen offering ample space for relaxing, dining, and cooking. Space for the chef to whip up a culinary delight and great proportions to allow your guests to dine and relax after dinner in the snug area with an inglenook fireplace and feature log burner. The kitchen offers fitted appliances including a Range cooker, dishwasher, washing machine, and fridge freezer. The travertine flooring benefits from underfloor heating ready for the colder winters. This room offers lots of light via the double timber doors and glazed end gable. Bringing the outside inside with a terrace flowing from the rear of the kitchen is ideal for alfresco dining.

There is a ground floor cloakroom offering a w.c and basin.

The upstairs is accessed via two staircases leading to the master bedroom full of character and a luxurious en-suite bathroom with a raindrop shower, bath and vanity cupboards to hide all your knick-knacks. The further double bedroom enjoys a Juliet balcony via French doors and an en-suite shower room replicating a boutique hotel feel.

Outside there is a private ease of maintenance rear garden with a sunken patio, lawned garden with planted borders, and a side gated access leading to the front of the property, fore garden, and parking.

A valuable addition is the timber studio ideal for a WFH office or even a hobby room, offering natural light and electric.

The driveway offers parking for three cars.

We highly recommend you book an internal viewing of this home as it is a one-off, recognised as such in 2013 with its award of Building Excellence. Any new owner will be truly lucky to unpack and call this their home.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they 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 investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

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.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

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Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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