



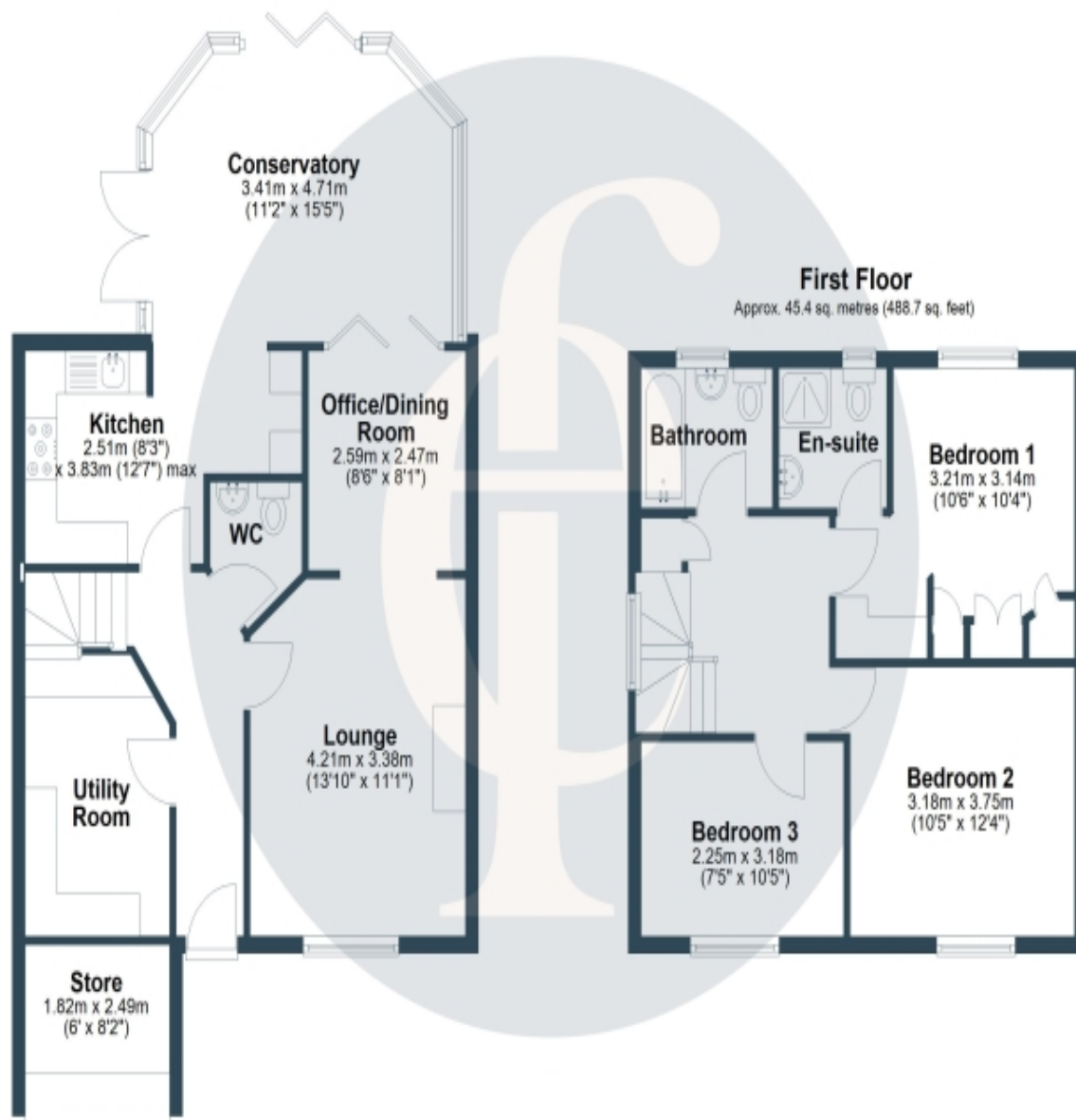
Arden Close, Wilmcote, Stratford-upon-Avon, CV37 9WB

Guide Price £450,000



Ground Floor


Approx. 68.4 sq. metres (736.3 sq. feet)



Total area: approx. 113.8 sq. metres (1224.9 sq. feet)

First Floor

Approx. 45.4 sq. metres (488.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	66	75
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 home?

There are so many incredible features to this home. From the secluded private position within a very quiet cul-de-sac, to the excellent presentation by the current owners. They have carried out numerous stylish upgrades, thoughtful alterations, creating a very well maintained and welcoming home.

This three-bedroom, two-bathroom detached home is positioned in the highly regarded, and historical village of Wilmcote. The property enjoys a welcoming neutral decor throughout, creating a bright spacious property with a seamlessly flowing layout.

Wilmcote is an attractive and sought-after village, located approximately four miles to the north of Stratford upon Avon, and conveniently placed for access to the M40 Motorway, with its links to London and Birmingham.

The village itself has a shop, club, church, public house, village hall, Primary School. It also has its own village Railway Station, linking to Stratford and Birmingham. In addition, let's not forget the village's most famous tourist attraction of Mary Arden's House. Mary Arden was the mother of the famous Elizabethan playwright, William Shakespeare. This adds a wonderful historical atmosphere to village life.

From the village there is access along a pretty canal-side walk into Stratford Upon Avon town centre, where you can sample the many eateries, cafés, and of course the world famous Shakespeare's Birthplace, and the Royal Shakespeare Theatre!

On arriving at number 15 you can visually see the kerb-appeal and start to feel excited about what is behind the front door! The property offers a certain cottage charm starting with its charming stable door entrance and pretty front garden.

Once through the front door, you enter into the welcoming hallway that offers access to the accommodation and ground floor cloakroom. To the front of the property is the delightfully relaxing sitting room that overlooks the pretty front garden. There is a cosy log-effect electric fire with a charming stone surround.

Through to the dining room (currently used as an office) that can be versatile in its use. Access via double doors is where the property starts coming into its own with the extended garden room built in 2019 with a vaulted ceiling, and comprises of 4-Season Glass (cool in Summer, warm in Winter). This makes the most delightful dining space, coupled with additional lounge space for relaxing with friends and looking over the private enclosed garden. The vast by-fold doors complete the room by bringing the outside, inside!

The kitchen was refitted in 2022 by Dexter Kitchens and every care and detail has been taken in the bespoke design with soft close units and under cupboard lighting. Every inch has been carefully planned for the chef offering ease of use, and maximum storage. The kitchen includes Quartz work surfaces, an American-style fridge freezer, a Range oven, and a dishwasher.

The current owners have converted part of the attached garage, internally creating a spacious utility room which houses the washing machine, tumble dryer, many storage cupboards, and all the space you need for coats, hats, and boots.

Upstairs is the master bedroom that enjoys fitted wardrobes, a dressing area with a fitted dressing table, and en-suite shower room. There are a further two generous-sized bedrooms. And the family white-suite bathroom.

Outside is the landscaped, low maintenance, sanctuary of a garden. Laid to artificial lawn with planted borders, enclosed by fencing, giving a very private and relaxing space. The garden also offers a cosy timber summerhouse, ready for star-gazing or sheltering from a shower!

To the front, the remainder of the garage offers useful additional storage. And the front private driveway allows parking for two cars easily.

Viewing is an absolute must to appreciate the size, presentation, and location of this beautiful 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.

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