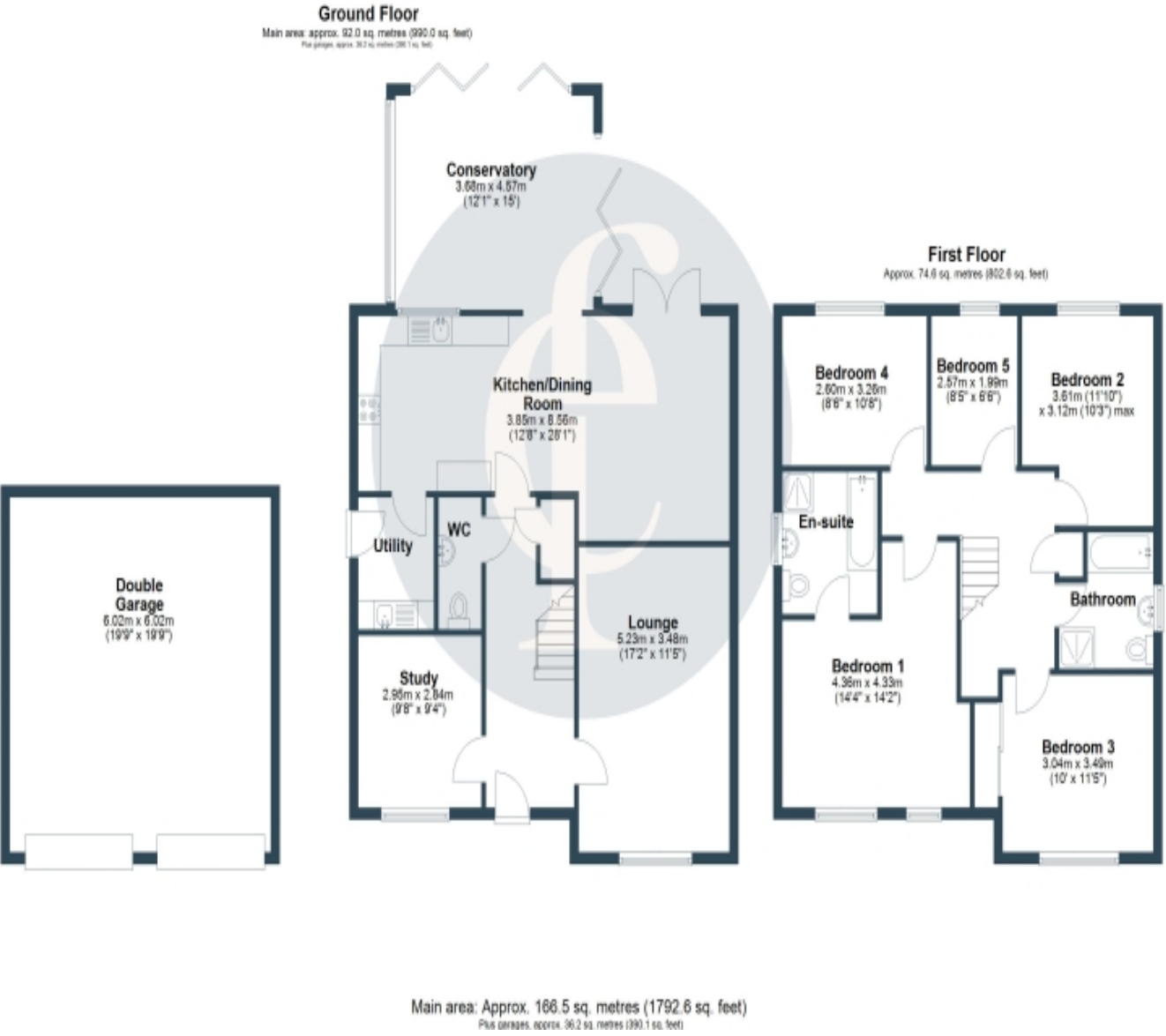








Score	Energy rating	Current	Potential
92+	A	86 B	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

An executive, well-presented, double-fronted modern home built by Charles Church in 2017. Positioned at the end of a quiet cul-de-sac with views over open countryside. What we love about this family home is the generous, versatile accommodation, ideal for large families that do not want to be on top of each other. Number 5 offers a thoughtful layout, with space to work from home, a relaxing sitting room, and an extended kitchen with a well-appointed, stylish Orangery, to name but a few.

Naseby Close is nestled on a highly desirable no-through road south of the River Avon within walking distance of the town centre. Stratford is renowned as the region's cultural centre and is the home of the Royal Shakespeare Company. There are a great many quality restaurants, public houses, and restaurants with excellent reputations all within the town, as well as a wide variety of shops. The area is well served by private and state schools, including The Croft Preparatory School, Bridgetown Primary School, King Edward VI Grammar School for Boys, Stratford Grammar School for Girls and Stratford High School. Warwick and Leamington Spa are nearby and provide further facilities and schooling. Stratford-upon-Avon has many opportunities for boating, fishing, and rowing, along with the theatre and thriving Tennis, Cricket, and Rugby Clubs. The town has a racecourse and two golf courses.

Properties like this do not come along very often, as not many can be fortunate enough to have the well-proportioned accommodation, the open views, double garage, and, did we forget to mention, the convenience of no onward chain.

The thoughtfully planned layout begins with a welcoming reception hall, leading to a generous sitting room overlooking the front private aspect of no other houses.

On the opposite side of the hallway is the versatile study, ideal for home working or a quiet, snug area.

The hub and heart of the home is the well-appointed breakfast kitchen with an extended orangery open plan with the family kitchen. This offers ample space for dining, cooking, relaxing, and entertaining the kids and guests! This addition makes an already good-sized kitchen into a large space that is mainly glass, bringing the garden inside. Bi-fold doors open onto the South-west facing garden, ideal to fold back on a summer's day whilst the BBQ is lit and the wine is poured. The kitchen offers an integrated electric hob, double oven, and dishwasher.

For added convenience, there is the utility room, providing a separate pedestrian door to the driveway, space for the washing machine, and a tumble dryer. Completing the ground floor is the cloakroom/WC.

Upstairs is a gallery landing providing access to all the bedrooms and bathrooms.

The master bedroom has beautiful open views over the open fields via two windows and enjoys a four-piece bathroom with low-level w.c., wash hand basin, bath, and separate shower cubicle with rainfall shower.

The property enjoys three further double bedrooms and a 5th bedroom ideal as a nursery or dressing room. The family bathroom offers a bath, a separate shower cubicle, and space for bathing the kids!

Outside is a landscaped private garden with a South-West facing garden. Laid to lawn with patio areas, letting the new lucky owner sit in the sun all day and into the evening. The garden wraps itself around the property, ideal for a family to kick a ball but also to dine alfresco. Side-gated access is available to the driveway and double garage. The driveway offers parking for 4 cars, with an extra area to the front of the home. The double garage has electric and lighting and two electric charging points.

Viewing is an absolute must to appreciate this beautiful home and its enviable position.

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.

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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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