



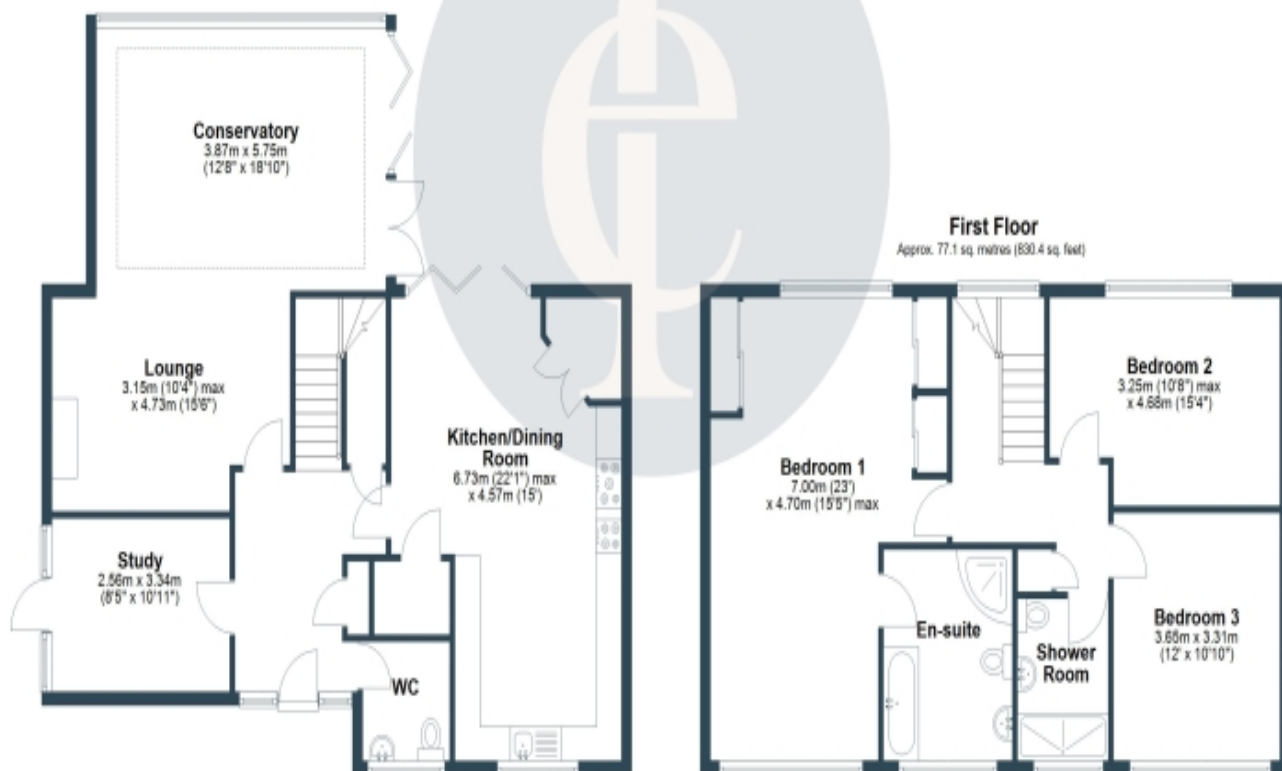
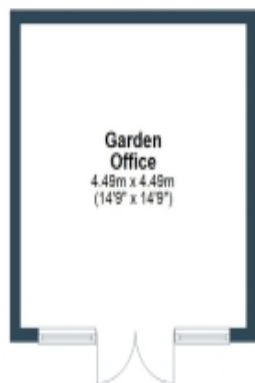
Manor Green, , Stratford-upon-Avon, CV37 7ES

Guide Price £795,000



Ground Floor

Approx. 113.6 sq. metres (1225.2 sq. feet)



Total area: approx. 191.0 sq. metres (2055.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

A creatively extended, spacious family home, enviably positioned South of the River, with the beautiful backdrop of KES playing fields. The current owners have created a versatile sanctuary of a family home with thoughtful alterations and extensions, bringing the outside in via an imaginative and handsome Orangery extension.

Just a short stroll to the town centre and the hustle and bustle of the shops, restaurants, bars and theatres and yet on a quiet no-through road and backing onto 15 acres of open space.

The layout offers convenience blended with a warm welcome for any visitor. We love the proportions of the rooms and the tranquil spot on this highly regarded tree-lined road. Any new homeowner would be lucky to inherit such a fabulous property. Whether you want to watch the sunsets, the annual firework display or maybe a match of rugby at the weekend, I am sure you will agree that the mature gardens and open aspect are a desirable pull on your decision-making. The current owners have decided, after over twenty years of enjoying their beautiful home and lovingly maintaining it, to try a different lifestyle in a more rural setting and are keen to hand over to the next family.

As you enter Manor Green, it is evident the love people have for their homes and how each plot has its own unique history. Number 11 sits proudly on a generous plot, set back behind a driveway offering ample parking for the owner and their guests. Once inside, the spacious and light hallway offers access to the accommodation and first floor with a large understairs cupboard, a second useful cloak cupboard and a cloakroom/WC.

At the front of the property is a study/bedroom four ideal as an occasional bedroom or WFH space. This has the added benefit of its own side access and air conditioning.

The sitting room is positioned at the rear of the property with a focal log burner and an open plan approach to the Orangery with natural light flooding in and Bi-fold doors granting continuity through to the glass-covered decked extension of the Orangery. This entertaining space, complete with lights, heater and currently wired speakers allows year-round use whatever the weather. The result is a great sense of flow from the cosy lounge through the contemporary space, ideal for dining and thence through further Bi-folds into the breakfast kitchen.

Accessed from the hall, the breakfast kitchen completes the ground floor with its dual-aspect windows to the front and Bi-folds onto the covered decking. The kitchen offers a great range of wall and base units with Quartz worktops and an integrated Range oven, fridge freezer, and a useful double pantry for all your storage needs. The useful utility space for all the laundry appliances and goods completes the impressive storage space on offer.

The gallery landing is flooded with light via a large window overlooking the garden and has access to the loft that we understand is boarded with a ladder and light. The master bedroom was originally two bedrooms but has been converted to a dual aspect suite with fitted wardrobes, air-conditioning and an en-suite with a rainfall shower and a freestanding bath. This room could easily be put back to two bedrooms, but we recommend you see the enviable space before making that decision!

There are two further generous double bedrooms on the first floor, and a family shower room.

Outside does not disappoint with a choice of where to sit and alfresco dine! There is the glass-covered decking area/ pergola ideal for a garden sofa which links with both the breakfast kitchen and the Orangery. This is a great spot for a BBQ and a chilled glass. There is a further seating area ideal for a firepit scenario towards the end of the garden, and a couple of further smaller seating areas ideal for bistro tables and a morning coffee. The rest of the garden is laid to lawn with mature planted borders enclosed by fencing and side gated access to both sides of the house. There are also a bike store and log store for added convenience.

The final gem in the crown is the spacious studio positioned at the end of the garden, perfect for an office, hobby room or gym, or even a guest accommodation. This has electrics, wi-fi, air conditioning and is fully insulated.

As mentioned previously, the driveway offers ample parking for 5-6 cars, ticking the final box in this fabulous family home.

Of course, the size of the plot and the space to the side offers further opportunity for expansion (subject to planning).

We recommend viewing sooner rather than later!

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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