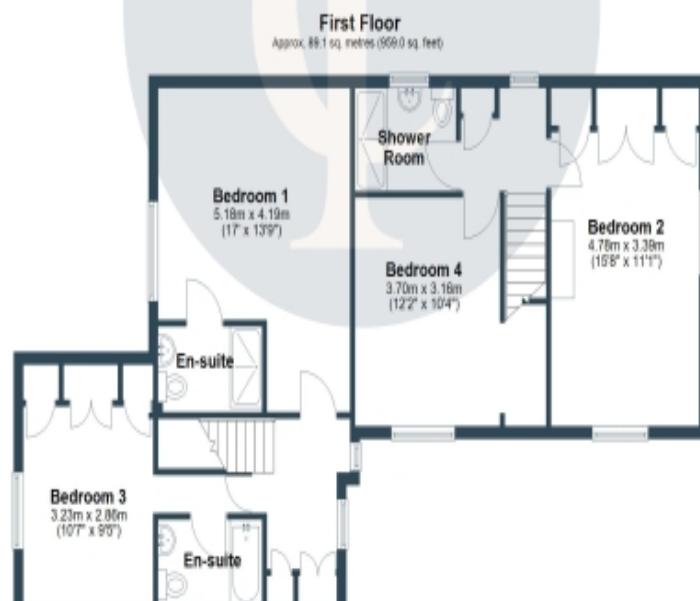
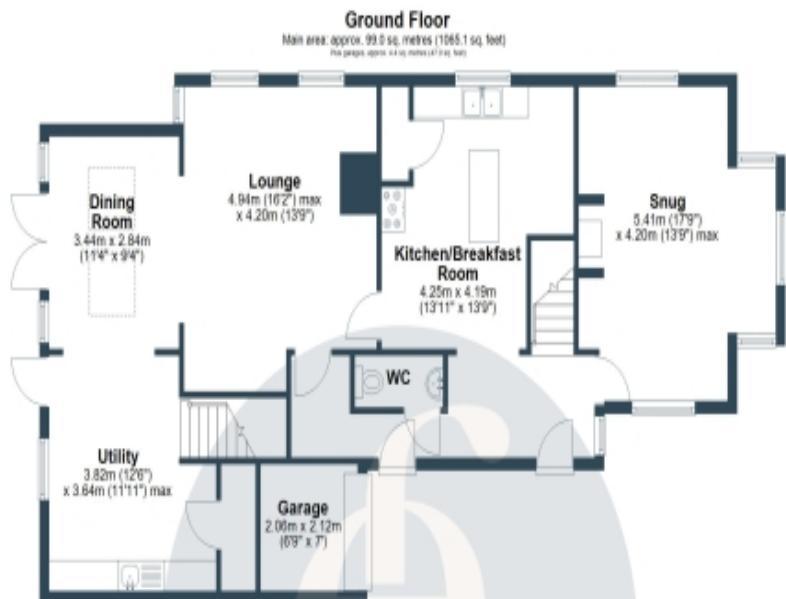




**Campden Road, Clifford Chambers, Stratford-upon-Avon,
CV37 8JA**

Offers In Excess Of £800,000





Main area: Approx. 188.0 sq. metres (2024.1 sq. feet)
Plus porches: approx. 4.4 sq. metres (47.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

A beautiful home with so much beautiful character, period features, ensuring the 1812-build is sympathetically portrayed throughout the accommodation. This property perfectly blends the cottage cosy feel, together with a more contemporary open plan living space. "Kirklands" is a handsome detached home, offering versatility for any lucky new owner, including the upstairs being accessed via two staircases, creating the four bedrooms to have independence where needed, ideal for a mature relative, guests, or teenagers who need space! The internal and external aspects of this home mirror a creative presentation positioned on a generous private plot, allowing entertaining spaces both inside and outside!

There is everything to love about this truly beautiful home, set in a rural setting just on the outskirts of Stratford-upon-Avon within the small village of Clifford Chambers, ideal for access to both Stratford and the Cotswolds.

The accommodation is warm with a thoughtful layout that you will feel immediately invited to pop the dinner in the oven and pour a glass to relax in any of the rooms.

The welcoming hallway has a quality solid wood floor and a cloakroom/w.c off. Located at the front of the property is the family room, or maybe more formal sitting room with dual aspect to the side and front with stylish fitted shutters. Offering a focal point via a gas coal-effect log burner.

To the centre of the home is the farmhouse-style breakfast kitchen with a central island, a range of wall and base units, Belfast ceramic sink. Continuing the theme is the Quarry tiled floor and Range oven. Concealed in a cupboard is the 1-year-old gas boiler.

The rear of the property offers a generous space for relaxing and dining, with the proportions that will allow a large family to enjoy, or as many guests as you would like to invite. The snug enjoys a mesmerising focal point via a newly fitted log-burner. This naturally leads into a dining room that, although open plan, it still has two defining spaces. This also offers natural direct access to the decked seating area with a bespoke Victorian-style wrought iron veranda. There are not enough words to describe how fantastic this space is. It is also completed by a utility space that, in our opinion, is ideal as the "garden kitchen." As this is positioned at the rear of the home, it makes prepping food and clearing the plates after the BBQ so much easier. There is space for a fridge freezer, dishwasher, and washing machine. Two kitchens for before and after!

Upstairs are four bedrooms, accessed via two staircases. The master bedroom enjoys open views over the garden and an en-suite with a raindrop shower. The guest bedroom also enjoys open views over the garden with a range of fitted wardrobes and a four-piece ensuite bathroom with a raindrop shower.

Off the second landing are two further double bedrooms with a great deal of storage and wardrobes. Completing the first floor is a family bathroom.

Outside, the magic does not stop but continues into the private, mature garden mainly laid to lawn. Leading straight from the home onto the decked area with a Victorian pergola and feature lighting. The further patio area is positioned at the end of the garden to ensure the sun is enjoyed till it sets. The borders are well stocked with colourful shrubs. Enclosed by fencing with side gated access. Please note that the 6-seater hot tub can be purchased via separate negotiation.

The driveway offers parking for 3 cars and the convenience of an EV electric charger.

Viewing is an absolute must to really appreciate how special this home is, which can only be taken in via an internal viewing.

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:-

Free Valuation: Please contact the office to make an appointment.

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.

Emma Franklin Estate Agents for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither Emma Franklin Estate Agents nor any person in his employment has the authority to make or give any representation or warranty whatsoever about this property.







Tel: 01789 590 988

Mob: 07947112186

West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF
www.emmafranklinestateagents.co.uk