



FOR STARTERS



OFFERS IN EXCESS OF
£600,000

MAIN COURSE

Set within a generous plot in the picturesque village of Bearley, just north of Stratford, this immaculately presented four-bedroom detached family home offers an idyllic rural lifestyle with modern conveniences. The property boasts a detached double garage and is surrounded by well-maintained gardens, adding to its considerable appeal. Bearley itself features its own train station, a social club, a church, and a village hall, making it a highly desirable location for families.

The property opens into a spacious and welcoming hallway leading to a large lounge, which centres around a stunning inglenook fireplace with a living flame gas fire. Sliding doors from the lounge open into a conservatory, which is fully fitted with custom-made blinds and French doors leading to the garden, providing a tranquil space to relax and enjoy the views.

In addition to the lounge, there are two further reception rooms offering flexible use to suit your lifestyle, ideal as an office, playroom, or formal dining room. The breakfast kitchen, positioned at the rear of the property, is fitted with a range of oak-effect wall and base units, incorporating a breakfast bar that seats up to four people. Integrated appliances include an oven, hob, grill, and dishwasher. The kitchen layout offers potential for extension, either to the rear or by knocking through to the dining room to create an open-plan living/dining/kitchen area.

Completing the downstairs accommodation is a practical utility room with a separate side entrance and a downstairs cloakroom.

Upstairs, the four bedrooms are arranged around a galleried landing. The main bedroom is generously sized and benefits from an ensuite shower room. There are two further double bedrooms and a large single bedroom,



all beautifully presented. The family bathroom is fully tiled and features a bath with a mixer shower over, catering to all family needs.

Outside, the property truly comes into its own. Set behind double gates and a large gravelled driveway accommodating up to five vehicles, the setting provides both privacy and security. The detached double garage features an electric door, power, lighting, and storage in the roof space. Gated side access leads to the beautifully landscaped south-west facing rear garden. This garden is a brilliant size and offers complete privacy, with planted borders of mature shrubs and flowers, two seating areas laid with Indian Sandstone, and a large shaped lawn with a greenhouse.

This property combines spacious, flexible living spaces with the charm and amenities of a thriving village community. With its immaculate presentation, potential for further extension, and convenient location, this family home in Bearley is a rare find.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - G



EPC
Band - D



South West Facing
Garden



Mains Services
Gas, Electric & Water

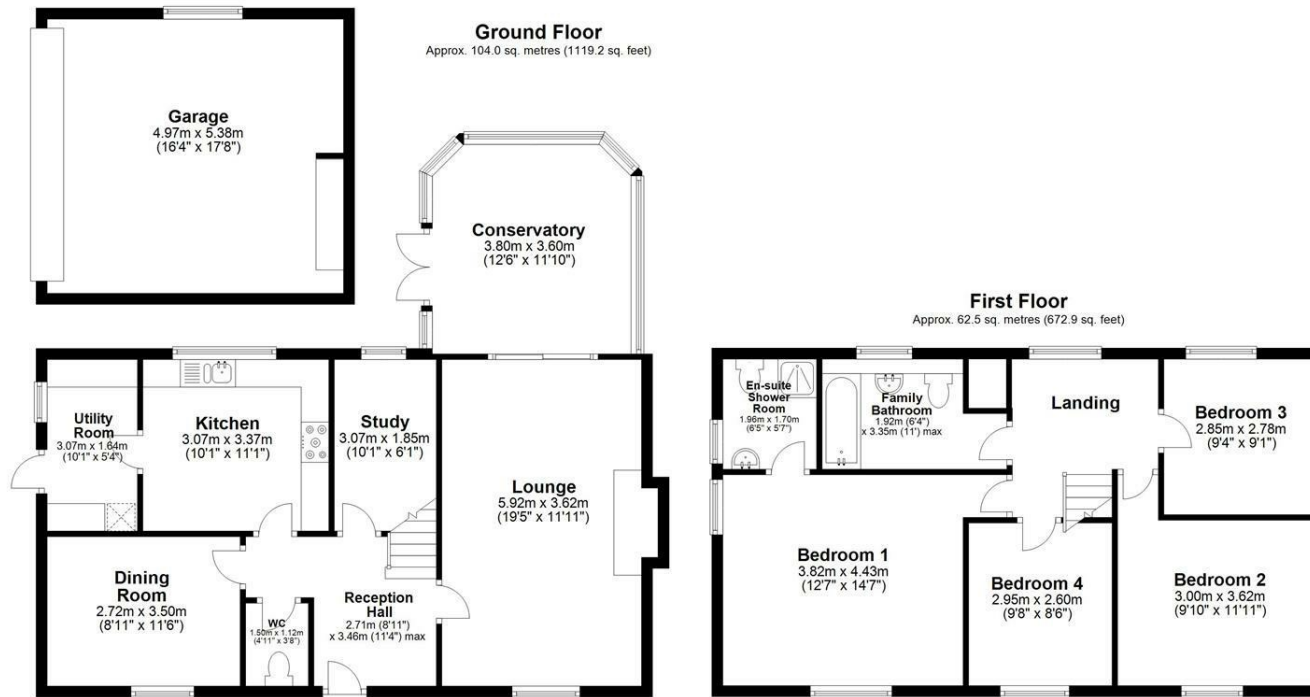


Heating System
Gas Central Heating



Wootton Wawen
Primary School

WHY NOT TAKE
A LOOK INSIDE?
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Total area: approx. 166.5 sq. metres (1792.1 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

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