




EDWARDS
ESTABLISHED 2007

**VICKERS COURT
SHACKLETON VILLAGE CV37 5AN**

FOR STARTERS



OFFERS IN EXCESS OF
£765,000

MAIN COURSE

****A Stunning Five Bedroom Executive Home with Exceptional Views and Luxurious Upgrades****

This nearly new, characterful stone-built detached home offers an impressive blend of style, space, and sophistication. Nestled in one of the most desirable positions on the development, this five double bedroom property overlooks the tranquil balancing pond to the front and enjoys breathtaking views of Meon Hill. The west-facing garden basks in afternoon and evening sunshine, making it the perfect spot for relaxing or entertaining.

With nearly 2,400 square feet of living space plus a detached double garage, this home is designed to meet the needs of modern family life. Built by Cala Homes, a renowned five-star developer, the property showcases top-quality craftsmanship throughout. From the elegant Quartz worktops to the half-height tiling in the bathrooms and chrome fixtures and fittings, no detail has been overlooked. The fully integrated kitchen features a full-size fridge and separate freezer, and an upgraded double oven, ensuring that this home truly stands out from the rest. For added peace of mind the property is also alarmed.

Upon entering, you are greeted by a stunning hallway with a central staircase—a striking feature that sets the tone for the rest of the home. The two main living rooms benefit from dual aspects, filling the spaces with natural light and offering panoramic views of the surrounding landscape. A third reception room provides flexibility, ideal as a study, playroom, or snug.

The heart of the home is the open-plan kitchen, dining, and living area. Fitted with timeless shaker-style units and a central island, this space is perfect for family gatherings or entertaining guests. High-quality integrated appliances, including a wine cooler, add a touch of luxury, while the separate utility room offers practical convenience.

Upstairs, the master bedroom is a true retreat, featuring dual aspect windows, a



full en-suite bathroom, and ample space for relaxation. Bedroom two also benefits from its own en-suite, while the three additional double bedrooms share the beautifully appointed family bathroom, complete with a separate shower and bath. Bedrooms one, two and three also come with fitted wardrobes, providing plenty of storage.

The rear garden is a delightful outdoor space, mainly laid to lawn with a large patio area perfect for al fresco dining. Gated access leads to the driveway which can accommodate up to four vehicles and has an Electric charge point, and the double garage with electric doors.

Located on the outskirts of Stratford-upon-Avon, this property is just a 10 to 15-minute drive from the town centre. For those who enjoy the outdoors, a beautiful countryside walk along the Greenway provides direct access into Stratford, allowing you to enjoy the best of both worlds—tranquil rural living with easy access to vibrant town amenities.

This exquisite home, with its unrivalled position, luxurious upgrades, and spacious layout, is a rare find and offers a fantastic lifestyle opportunity for discerning buyers.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - G



EPC
Band - B



West Facing Garden



Mains Services
Gas, Electric, Water



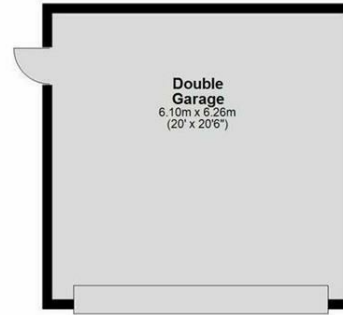
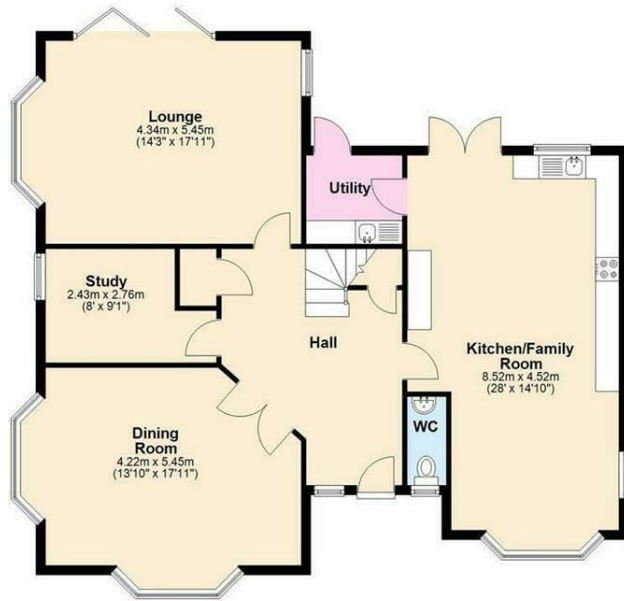
Heating System
Gas Central Heating



TBC

WHY NOT TAKE
A LOOK INSIDE?
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Ground Floor
Approx. 152.6 sq. metres (1642.9 sq. feet)



First Floor
Approx. 109.4 sq. metres (1177.9 sq. feet)



Total area: approx. 262.1 sq. metres (2820.7 sq. feet)

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