



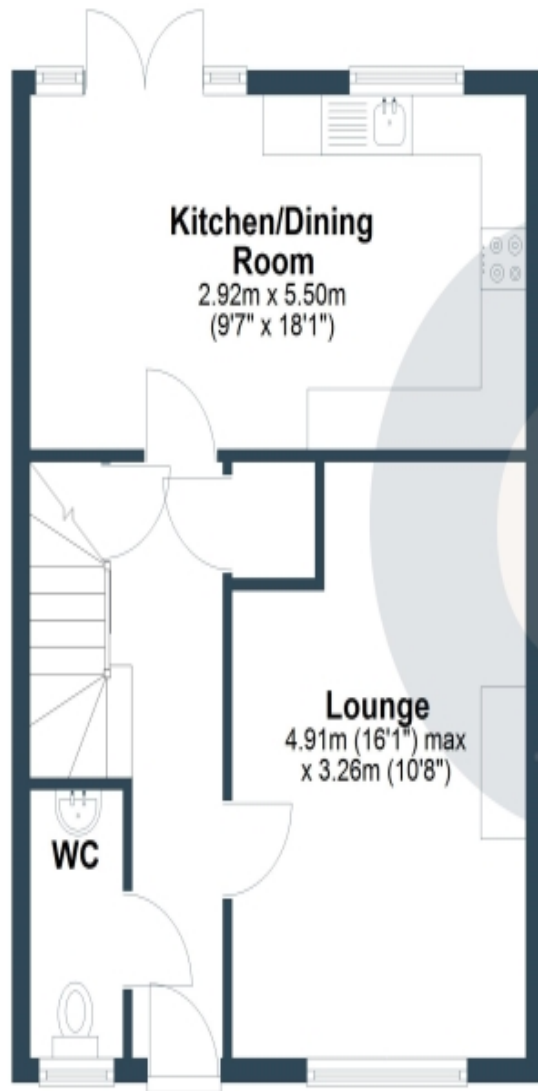
**Whitley Grove Shackleton Village, Shackleton Village,
Stratford-upon-Avon, CV37 5AP**

Fixed Price £320,000



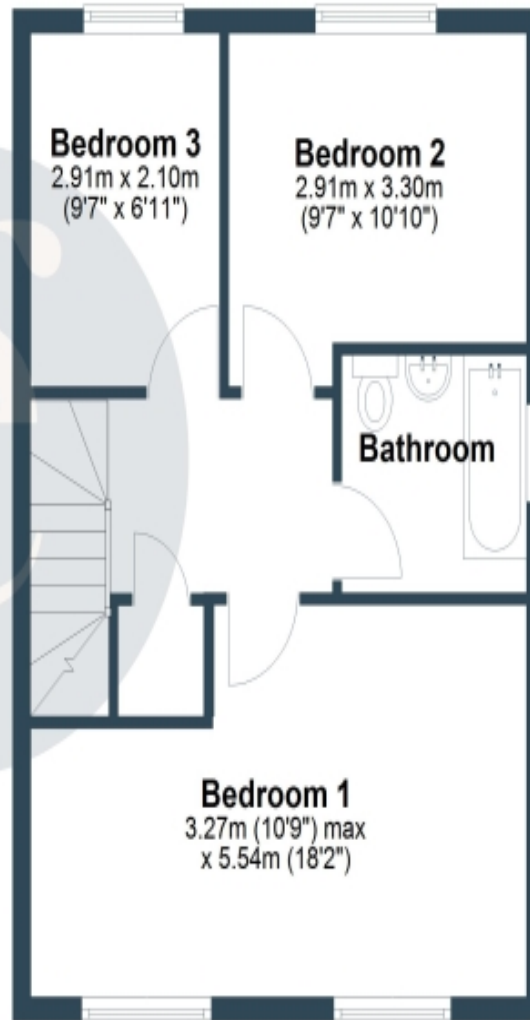
Ground Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



First Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



Total area: approx. 87.3 sq. metres (939.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A stunning home not to be missed. Having been constructed only two years ago, it benefits from 8 years of the builder's guarantee remaining.

When they say it is all about the details and the finishing touches, our clients were listening!

You could be mistaken into thinking you are in a CALA show-home that is only going to leave your guests envious. The current owners take a huge amount of pride in their home and its turnkey presentation.

What do we love about this beautiful home? The fashionable panelling, the neutral tones and clean lines, the upgrades throughout, and the homely feel from top to toe. Number 12 Whitley Grove is the perfect blend of comfort and convenience bordering the Cotswolds and Stratford upon Avon.

Nestled in the highly regarded and sought-after Shackleton Village, this is an exclusive development known for its peaceful community atmosphere, wide-open spaces and its connected links to the greenway, providing a cycle path all the way into Stratford.

The historic town of Stratford upon Avon, famed for its Shakespearean heritage, charming streets, and vibrant cultural offering, is just a short drive away. In addition, the rolling landscapes and quintessential villages of the Cotswolds provide endless opportunities for leisure and weekend escapes.

Once through the welcoming hallway, you will immediately be pleasantly surprised by how beautiful this modern home is inside and outside. The stylish Amtico flooring seemingly flows throughout the ground floor accommodation.

The sitting room is positioned at the front of the property and is a generous size with a built-in media wall and a large window to the front aspect, looking towards the green spaces.

The breakfast kitchen offers a range of neutral-toned wall and base units including complementing roll-edge work surfaces. There is ample space for dining and being chef! Integrated is a four-ring gas hob and electric oven, with further space for a fridge freezer, dishwasher and washing machine. French doors open onto the generous garden, creating a summer BBQ space, complementing the breakfast kitchen.

Completing the ground floor is the cloakroom/W.C and two storage cupboards.

Upstairs, the flooring features high-quality 100% wool carpets, with tones in keeping with a country property on the edge of the Cotswolds. The master bedroom does not disappoint with its two windows, drenching the room with natural light. The room impresses with the size, offering a King-size space, with still plenty of space for all your bedroom furniture.

The first floor also offers two further bedrooms (one double) and a white bathroom with shower over the bath. There's also an additional storage cupboard.

Outside is a South West-facing garden, mainly laid to lawn with a patio seating area and a new garden shed. This is enclosed by fencing with a gated side access to the driveway. The tarmacdem driveway offers tandem parking for two cars.

Viewing is essential to appreciate how stunning this home is.

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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