

Peter Clarke

IN ASSOCIATION WITH

Winkworth

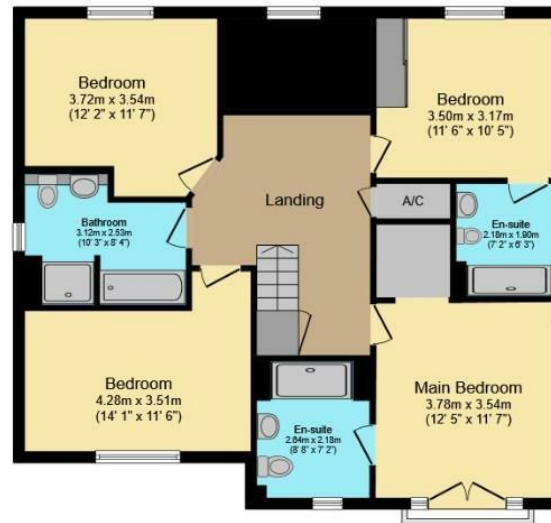


15 Moles End, Stratford-upon-Avon, CV37 7FP

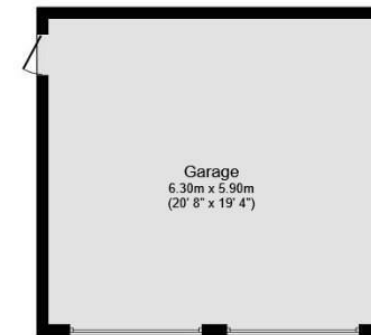
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Ground Floor



First Floor



Garage

Total floor area: 218.2 sq.m. (2,349 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

- South of the river location
- Built by Spitfire homes, completed in 2021
- Tucked away position
- Views of fields to the front
- Superb kitchen/family/dining room with part double height ceiling and bifold doors
- Sitting room with wood burner, and study/snug
- Four double bedrooms and three bathrooms
- Large driveway, double garage easy to maintain gardens
- NO CHAIN



Guide Price £950,000

Situated in a quiet tucked-away position south of the river, this exceptional four-bedroom detached residence enjoys attractive field views to the front and offers spacious, contemporary living throughout. Built by the highly regarded Spitfire Homes in 2021, the property combines stylish design with practical family accommodation and is offered with NO ONWARD CHAIN.

### ACCOMMODATION

The welcoming entrance hall features an impressive oak and glazed staircase, creating a striking first impression. A spacious sitting room with a wood-burning stove provides a cosy retreat, while a separate study/snug offers flexible living space.

At the heart of the home is a superb open-plan kitchen, dining and family room with part double height ceiling and bi-fold doors leading directly to the garden. The contemporary kitchen is fitted with granite worktops, a breakfast bar, integrated Neff appliances, including induction hob, oven, microwave, dishwasher and fridge freezer. A separate utility room adds further practicality.

Upstairs, the luxurious principal bedroom enjoys a vaulted ceiling, balcony with countryside views, dressing area and stylish en-suite shower room. Bedroom two also benefits from its own en-suite, while two further double bedrooms are served by a luxury family bathroom.

### OUTSIDE

The property is approached via brick pillars leading to a substantial block-paved driveway providing parking for several vehicles and access to the detached double garage with electric doors.

### DETACHED DOUBLE GARAGE

of brick and pitched tile roof construction, with two electric up and over doors, power and light and door to rear.

### REAR GARDEN

with porcelain seating area with pergola over, lawn, evergreen shrub and perennial planted borders, fruit trees, gazebo, wood and walled fencing.

### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. We have been advised by the vendor there is a current maintenance charge of approximately £400 a year. This should be checked by your solicitor before exchange of contracts.







**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Under floor heating to ground floor. Gas heating to radiators.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band G.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.





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