

10 The Holt, Binton, Stratford-upon-Avon, CV37 9UE

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Approximate Gross Internal Area
Ground Floor = 80.43 sq m / 866 sq ft
First Floor = 60.63 sq m / 653 sq ft
Second Floor = 43.38 sq m / 467 sq ft
Garage = 18.00 sq m / 194 sq ft
Total Area = 202.44 sq m / 2180 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

Denotes restricted head height

- Built by Duchy Homes in 2020
- Handsome double-fronted five-bedroom detached residence
- Elevated position within a gated setting
- Outstanding views towards the river
- High-quality finish throughout
- Sitting room with wood burner
- Large kitchen/dining/family room with bi-fold doors
- Further reception room/study
- Full-width rear balcony accessed from two bedrooms
- Five bedrooms and three bathrooms

5 4 3

Offers Over £750,000

Built by Duchy Homes in 2020, this handsome double-fronted five-bedroom detached residence is finished to a high standard and occupies an elevated position within a gated setting on the edge of this sought-after village. The property enjoys outstanding views towards the river to the rear and provides spacious, versatile accommodation arranged over three floors, together with a deep FULL WIDTH BALCONY, garage, parking and attractive, easy-to-maintain gardens.

ACCOMMODATION

The front door opens into a welcoming reception hall with tiled flooring. The sitting room is a particularly attractive room with a tiled floor, bay window to the front and a wood-burning stove. The study/further reception room has a bay window to the front and tiled flooring. A cloakroom is fitted with a WC and wash basin.

The impressive kitchen/dining/family room forms the heart of the home and benefits from bi-fold doors opening onto the rear garden, with wonderful views beyond towards the river. The kitchen is comprehensively fitted with a range of cupboards, Silestone work surfaces and a five-ring induction hob. Integrated appliances include an oven, microwave oven, warming drawer, wine fridge and fridge freezer. There is also a tiled floor and ample space for dining and family seating. A utility room has matching fitted cupboards and Silestone work surface, together with a sink and space and plumbing for a washing machine and tumble dryer. There is also access to the Worcester LPG boiler.

The first-floor landing leads to three bedrooms and the family bathroom. Bedroom One is a superb principal bedroom with French doors opening onto the outstanding full-width rear balcony. The balcony is also accessed from another bedroom and provides a wonderful elevated vantage point from which to enjoy the views over the surrounding countryside and river. Bedroom one has views to the rear, air conditioning and a dressing area with fitted wardrobes. The en suite is fitted with a WC, wash basin, bath and large shower cubicle with rainfall shower head. Bedroom Two also benefits from French doors opening onto the full-width rear balcony. Bedroom Three provides a further good-sized bedroom. The family bathroom is fitted with a WC, wash basin and bath with shower screen and shower.

The second-floor landing provides a particularly useful large landing area, suitable for use as a study or reading space. Bedroom Four has air conditioning. Bedroom Five provides a further versatile bedroom or home-working space. A separate shower room is fitted with a WC, wash basin and large shower cubicle.





















OUTSIDE

The property is approached through gated access onto a shared private road, giving the property a pleasant sense of privacy and exclusivity. To the side of the property is block-paved off-road parking, with access to the GARAGE which is of brick construction beneath a pitched tiled roof and has an up-and-over door to the front, together with power and lighting.

The rear garden has been designed for ease of maintenance and comprises a lawned area and patio. The garden enjoys lovely elevated views towards the river and surrounding countryside. There is also a HOME OFFICE/SUMMER HOUSE, available by separate negotiation.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

AGENTS NOTE: Duchy Homes are currently still managing the communal areas and there have been no charges as yet. Once this is handed over to a management company the charges are anticipated to be approx £500 a year. However this may vary. The bank to the rear of the properties and the woodland walk that goes to Binton Road are part of the communal areas.

SERVICES: We have been advised by the vendor that mains electricity and water are connected to the property. Drainage pumped to mains sewers. However this should be checked by your solicitor before exchange of contracts. LPG heating which is metered to a shared tank.

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.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Sept 26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Sept 26)

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

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

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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