



1 The Old Tollgate Warwick Road, Stratford-Upon-Avon

Guide Price **£510,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

1 The Old Tollgate Warwick Road

Stratford-Upon-Avon

Executive four bedroom detached home in exclusive gated development on Warwick Road. Features double garage, spacious living, conservatory, large garden, and no onward chain.

Council Tax band: G

Tenure: Freehold

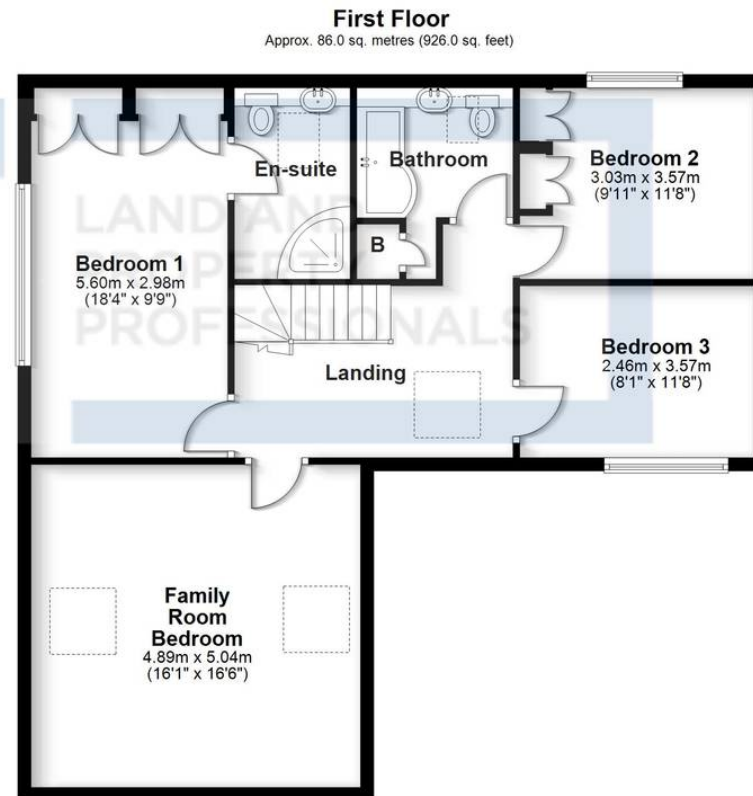
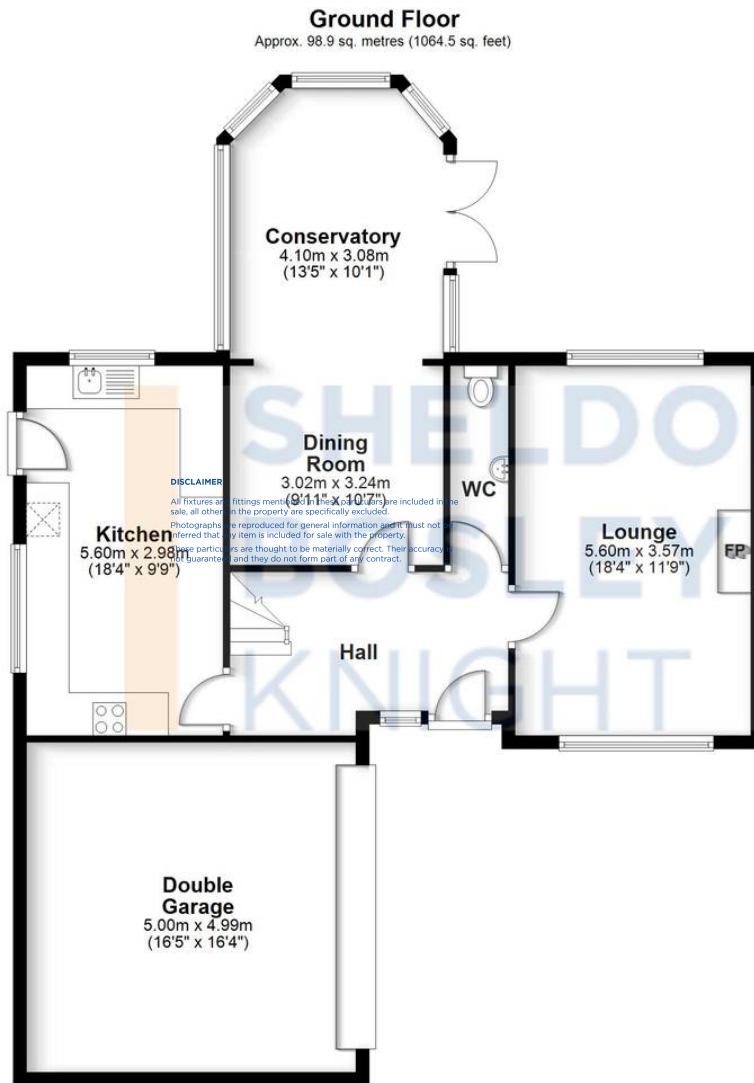
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Exclusive Gated Development Of 5 Homes
- Executive Detached Family Home
- Double Integral Garage
- Four Bedrooms
- En-Suite To Main Bedroom + Separate Family Bathroom
- Three Reception Rooms
- Enclosed Rear Garden
- Driveway To Front
- No Onward Chain







Total area: approx. 184.9 sq. metres (1990.5 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

Sheldon Bosley Knight Stratford-Upon-Avon

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Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.