

4 Bedroom Link Detached for Sale - £570,000

Long Acre Drive, Stratford upon Avon, CV37 9RD



KEY FEATURES

- Amazing Kitchen/Diner/Family Room • 4 Bedrooms • 3 Bathrooms • Garage + EV Charging Point • Separate Lounge • Parking for 3-4 Cars • Solar Panels • Downstairs WC • Ideal for Stratford Girls' Grammar • Dual Zone Hive Heating

Description

Welcome to this beautifully presented four-bedroom detached home, built by the highly regarded Cameron Homes and offering stylish, spacious accommodation in a particularly convenient location for Stratford Girls' Grammar School, the A46 and the M40.

The house has been thoughtfully designed for modern family living, with a welcoming entrance hallway leading through to a generous lounge, ideal for quieter evenings away from the main living space. There is also a useful downstairs cloakroom.

At the heart of the home is an impressive open-plan kitchen/dining/family room - a superb everyday living and entertaining space with contemporary fitted units, integrated appliances and bi-fold doors opening onto the rear garden. The layout works incredibly well for modern lifestyles, whether it's family time, hosting friends or simply enjoying the connection between inside and out.

Upstairs, the principal bedroom is a particularly lovely space, complete with a dressing area, Juliet balcony and a beautifully appointed four-piece en-suite bathroom. Bedroom two is another generous double with its own en-suite shower room, while bedroom three is also a comfortable double. Bedroom four is currently used as a home office but would equally work well as a bedroom, nursery or hobby room.

The family bathroom is finished to a high standard with a large walk-in shower, WC and basin.

Outside, the rear garden has been well- designed with attractive planting, fruit trees, a patio seating area, garden shed and well-kept lawn.

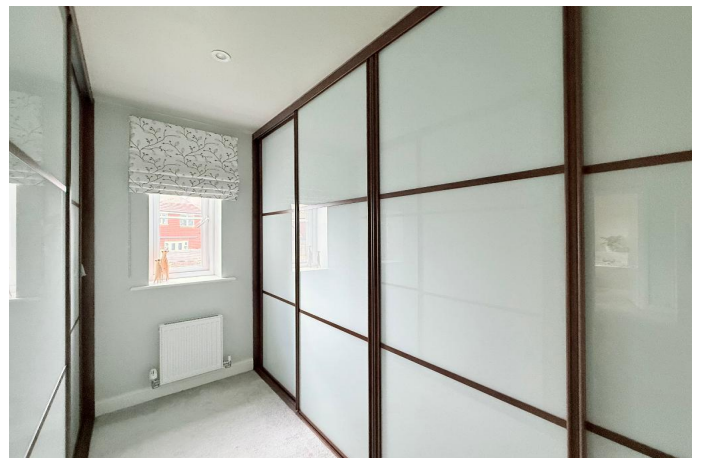
Further benefits include solar panels, EV charging point, driveway parking for 3-4 cars and an integral garage with power, lighting and internal access into the kitchen.

A stylish and well-balanced home in a well-connected location, offering excellent space for both everyday living and entertaining.

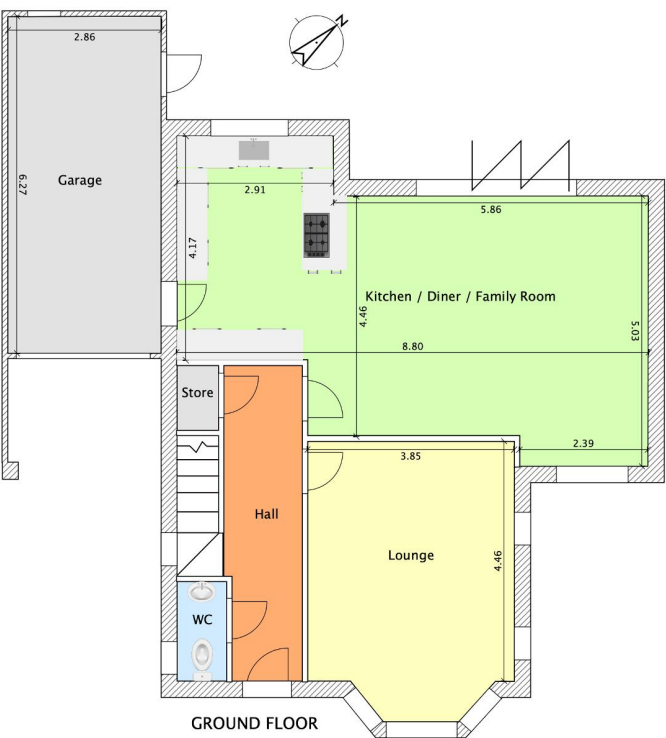
Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage in addition to solar panels. There is a management charge of approximately £1400 for maintenance of the private road and pumping system. Council Tax Band F with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.

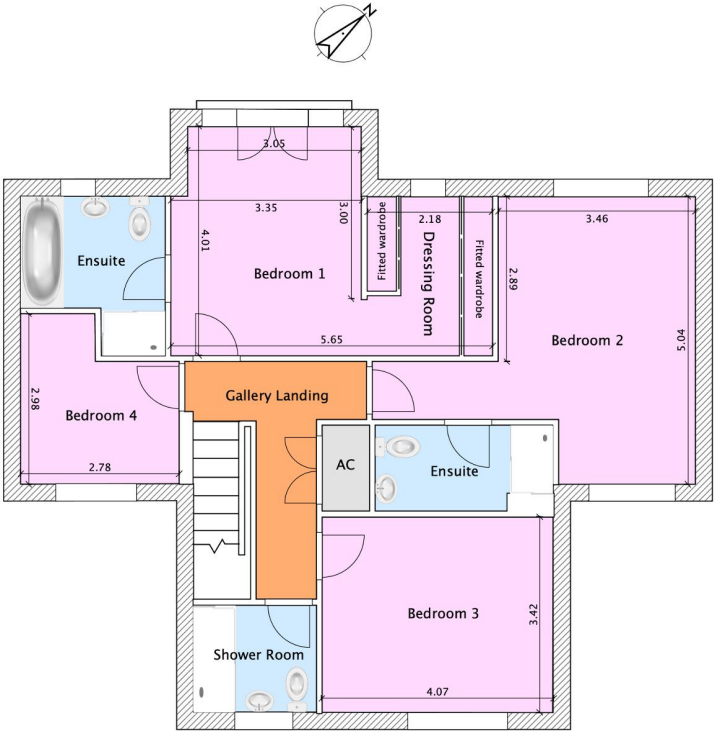








Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 1,750 ft2



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FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		