



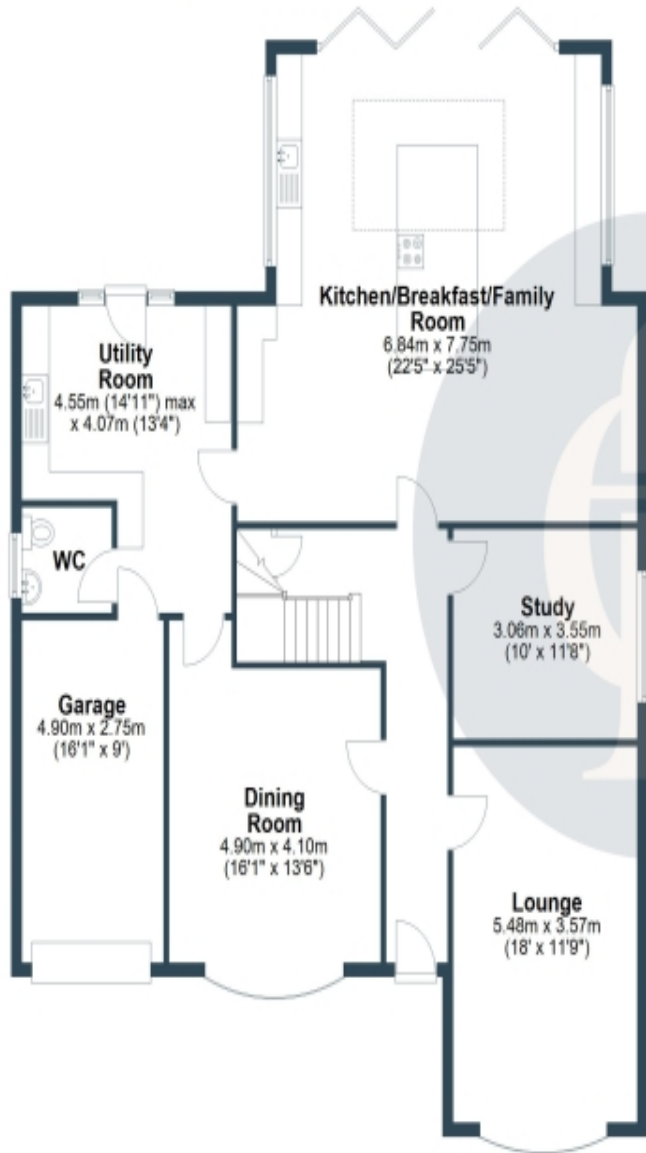
, Binton, Stratford-Upon-Avon, CV37 9TS

Guide Price £950,000



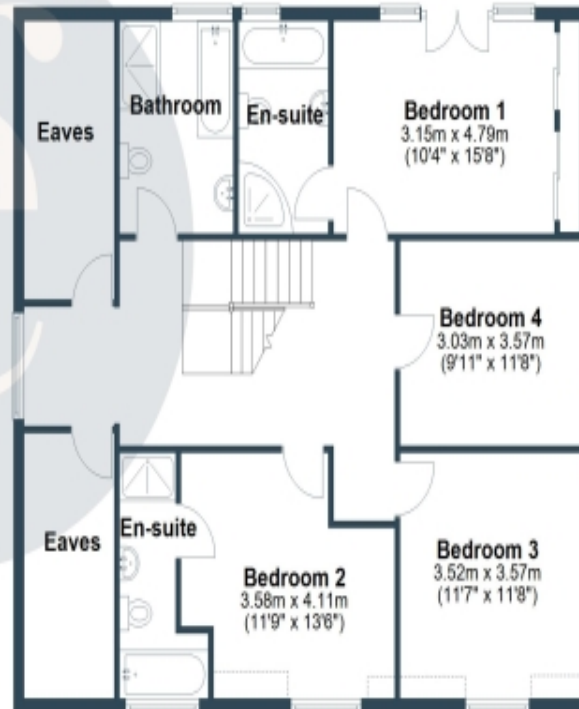
Ground Floor

Approx. 146.5 sq. metres (1576.9 sq. feet)



First Floor

Approx. 108.1 sq. metres (1163.5 sq. feet)



Total area: approx. 254.6 sq. metres (2740.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

A versatile, spacious four-bedroom detached charming home set behind remote gates and a deep fore garden. Nestled in the heart of the desirable hamlet of Binton, with breathtaking views to the rear over farmland.

Binton is a pretty village, a short distance from the historic market town of Stratford-upon-Avon, with its local amenities and facilities, and close to Welford-on-Avon and the gateway to the Cotswolds. There are good schools in the area, including King Edwards VI, Stratford-upon-Avon Grammar School for Girls, King's High School for Girls at Warwick, and Warwick Boys School, which are highly regarded independent establishments.

The area is rich in leisure and recreational amenities, and Stratford is home to the Royal Shakespeare Company. Junction 15 of the M40 motorway is some 11 miles away, giving easy access to the National Motorway Network, Birmingham International Airport and Railway Station, the National Exhibition Centre, and major commercial centres of the West Midlands.

Ashfield enjoys an enviable position in the village, situated centrally on its plot with ample parking for 5 cars and mature grounds. In 2014, the property was the subject of extension and refurbishment and now provides great family accommodation. In more recent years, the owner has transformed the home by creating a stunning hub to the home via a large family dining kitchen and cleverly relocating the kitchen at the rear of the home to take in all the views!

What makes this property special is the thoughtfully extended accommodation with over 2000 sq. ft. and the versatile rooms where the reception rooms downstairs could be bedrooms or the normal upstairs rooms, depending on what the new lucky owner requires.

Once through the door, you are welcomed into the hallway that offers access to the first and ground floor accommodation. The sitting room is situated on the right-hand side with a deep sill window and a feature open fire. On the same side is the study, and the other side of the hallway is a dining room, both of which could be bedrooms or reception rooms.

As mentioned, the hub of the home is the natural drenched light dining family kitchen that offers ample space for relaxing, dining, and entertaining your family and guests whilst cooking up a storm! The kitchen area offers a casual dining space via the large central island. There is a range of wall and base units, including Quartz work surfaces with integrated appliances, including an induction hob, electric double oven, fridge, freezer, dishwasher, and wine fridge.

Enjoying sizeable bifold doors to the full rear elevation, taking in the full aspect of the garden and stunning views, together with a large roof lantern.

Completing the ground floor is the cloakroom/WC and the generously proportioned utility offering ample space for all your laundry needs and housing the 3-year-old LPG boiler.

Upstairs, the gallery landing offers enough space for a reading or study area. The master bedroom is a suite of its own with French doors to the Juliette balcony, making the very most of the beautiful, uninterrupted views. This room boasts a wall-to-wall range of mirror-fronted wardrobes and an en-suite bathroom with a shower over. Bedroom two also enjoys an en-suite shower room. There are two further double bedrooms and a family bathroom.

The Gardens to the rear have views over open countryside with terracing extending across the rear of the property, with brick retaining walls leading to manicured lawns. There is a further raised terrace area across the rear of the property to make the most of the sunsets.

The Garage to the front has an up-and-over door, lighting, and electricity. There is extensive parking to the front of the property.

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.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office to make an appointment.

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.

Emma Franklin Estate Agents for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither Emma Franklin Estate Agents nor any person in his employment has the authority to make or give any representation or warranty whatsoever about this property.









Tel: 01789 590 988

Mob: 07947112186

West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF

www.emmafranklinstateagents.co.uk