

Spa Farm Court, Stratford-upon-Avon

CV37 9ZN

£750,000







If you are looking for the 'wow' factor, then this exceptional new-build, five double bedroom detached townhouse will certainly impress. Built by Talbot Homes, this bespoke cul-de-sac development comprises just seven properties. Each home has been thoughtfully designed to offer a blend of separate and open-plan living spaces, resulting in light, bright accommodation finished to a high specification throughout. All homes are build complete and ready to move into, allowing you to simply put the kettle on and relax, with the added peace of mind of a 10-year NHBC warranty.

Stepping through the front door, you are welcomed into a spacious entrance hallway, a bright and airy space that immediately sets the tone for the rest of the home and the perfect place to greet family and friends before guiding them through to the main living areas.

The first door on the left leads into the living room, featuring dual-aspect windows and a fireplace with a gas log-burner stove, creating a lovely focal point. There is ample space for a variety of sofas and chairs, making it ideal for relaxing with family or entertaining guests. Internal glazed double doors lead through to the impressive open-plan dining and family area, which spans the full width of the rear of the property.

A roof lantern allows natural light to flood the room, while two sets of bi-fold doors frame the rear garden and effortlessly link the indoor and outdoor spaces when opened. This is the perfect spot to enjoy a relaxed Sunday morning coffee.







Leading seamlessly from this space is the kitchen area, fitted with modern units and integrated appliances for a sleek, seamless finish. A large central island incorporates a breakfast bar – ideal for grabbing breakfast or catching up with friends over a glass of wine while cooking. The space is finished with luxurious quartz work surfaces.

A door leads to the practical utility room, with space and plumbing for a washing machine and tumble dryer, keeping noisier appliances out of the main living space. Located to the front, the side door also provides a convenient entrance for muddy boots and paws.

Also accessed from the hallway is a downstairs cloakroom and a useful storage cupboard with plenty of space for coats, shoes and household essentials.

Heading upstairs, the first-floor landing is an impressive space with dual-aspect windows to the front and rear, allowing light to cascade through. There is ample space for a chaise lounge or accent chair, perhaps with a bookcase to create a relaxing reading area. A built-in cupboard houses the pressurised hot water system, and doors lead to the principal rooms on this floor.

The principal bedroom is generously proportioned and flows through to a dressing area that connects to the en-suite shower room, creating a private retreat in which to start and end the day in comfort. There are two further double bedrooms on this floor, served by the family bathroom, which is fitted with a modern three-piece suite.







Stairs rise to the second-floor landing, where a Velux window allows natural light to enter and there is space to create a useful study area if desired. This floor offers two further well-proportioned double bedrooms, one of which features a vaulted ceiling adding character. A modern shower room accessed from the landing serves both bedrooms.

Outside, the fence-enclosed garden is mainly laid to lawn with a patio area ideal for al fresco entertaining, summer BBQs, or simply relaxing with a favourite drink at the end of the day. The garden is easy to maintain while still offering potential for planted beds for green-fingered owners. A gate provides access to the front.

To the front, there is a lawned garden with planted borders and a pathway leading to the side of the property, providing access to the garden and the driveway. The driveway to the front leads to a timber-framed carport providing tandem parking for two vehicles and includes an EV charging point and a driveway down the side of the property provides parking for a third vehicle.

This delightful home is not to be missed — early viewing is strongly recommended to avoid disappointment.



Impressive five double bedroom new-build townhouse in an exclusive development of just seven homes. Stylish open-plan living with bi-fold doors, luxury kitchen, garden, carport and driveway for three.

Mains services connected.

Agent's note: Internal photos are for illustrative purposes and show the show home; the layout is identical.

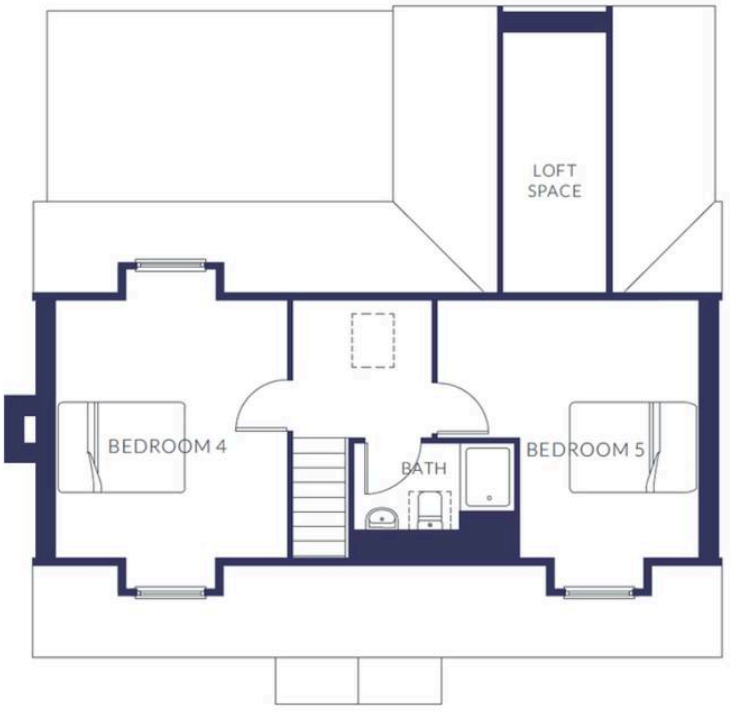
Council Tax band: G

EPC Rating: B

Tenure: Freehold

- STAMP DUTY PAID for agreed sale in August - subject to T&C's.
- Five Double Bedroom Detached New-Build Townhouse
- Exclusive Cul-de-Sac Development of Just Seven Homes
- Built by Reputable Developer Talbot Homes
- Stunning Open-Plan Kitchen, Dining & Family Space
- Luxury Kitchen with Central Island & Quartz Worksurfaces
- Bi-Fold Doors & Roof Lantern Flooding the Space with Light
- Spacious Living Room with Gas Log-Burner Fireplace
- Master Bedroom with Dressing Area & En-suite
- Garden with Patio for Entertaining
- Carport Parking for Three Vehicles with EV Charging Point


DINING
SNUG
ST.
KITCHEN
LIVING
HALL
WC
UTILITY


LOFT
SPACE
BEDROOM 4
BATH
BEDROOM 5


BEDROOM 3
BATH
BEDROOM 1
A/C
WALK IN
WARDROBE
BEDROOM 2
ENSUITE



Natalie Christopher Estate Agents

The Hamlet, Leek Wootton, Warwick - CV35 7QW

01789 332877 • hello@nataliechristopher.co.uk • nataliechristopher.co.uk