

5 Bedroom Detached for Sale - £1,150,000
Shottery Green, Shottery, Stratford upon Avon, CV37 9FY



KEY FEATURES

- NO ONWARD CHAIN • 5 Bedrooms + 3 Bathrooms • Bespoke Sauna and Hot Tub • Central Shottery Location • Double Garage • Air-Source Heating + Solar Panels • Wind Turbine + EV Charger • Underfloor Heating • Walking Distance to Town Centre • Driveway Parking for 3 Cars

Description

Set within an exclusive collection of just twelve distinguished homes in the heart of Shotton, this exceptional five-bedroom detached residence blends quality craftsmanship with considered, contemporary technology to create a truly modern home in one of Stratford-upon-Avon's most desirable pockets.

A striking central hallway forms a memorable first impression, introducing the generous proportions found throughout. To the front, the formal lounge offers a refined retreat, complete with a wood-burning stove. A dedicated study also sits to the front of the house, providing an ideal space for working or reading, while a downstairs WC and under-stairs storage add to the convenience and practicality of the ground floor.

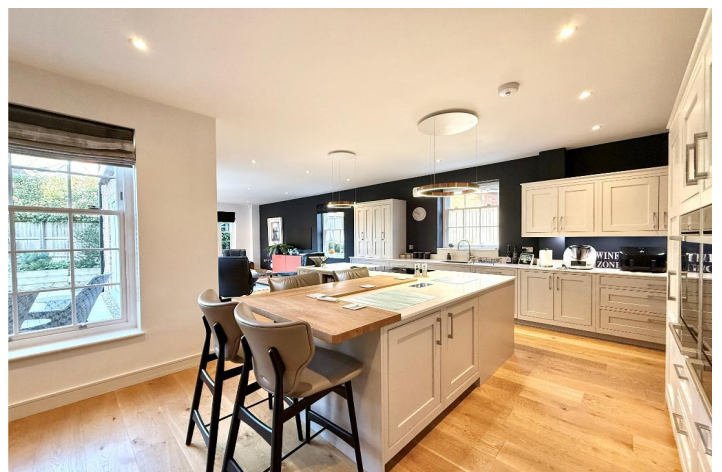
The rear of the property is nothing short of spectacular: an expansive kitchen / family / dining room that truly forms the heart of the home. This exceptional open-plan space has been finished to the highest of standards, with remote-operated electric blinds, smart lighting, and a stunning bespoke kitchen featuring top-of-the-range appliances - including Neff "slide and hide" ovens, Liebherr freezer with ice-making feature, full-size fridge, wine cooler, induction hob, microwave and dishwasher. A substantial central island with breakfast bar anchors the room beautifully and flows seamlessly into a generous family living area with full-width opening doors that bring the garden right into the home. The dining area is perfect for entertaining, with French doors opening onto the garden, and a well-appointed utility room provides direct access to the side of the property. Underfloor heating runs across the entire ground floor.

A galleried landing leads to the principal bedroom suite, a serene retreat complete with air-conditioning, a walk-in wardrobe and a luxurious en-suite bathroom with bath, walk-in shower and dual basins. Bedrooms 2 and 4 are generous doubles with built-in wardrobes, linked by a stylish Jack-and-Jill en-suite; bedroom 3 - another generous double - provides direct access to the family bathroom, and bedroom 5 currently serves as an elegant dressing room with extensive fitted storage. All three first-floor bathrooms enjoy underfloor heating.

Forward-thinking and beautifully integrated, the home's sustainability and technology credentials are impressive: air-source heating, combined with over 30 solar panels with dedicated battery storage, a 5kW wind turbine and an EV charger are sympathetically incorporated into the design, alongside the home's smart systems - a statement of contemporary living that complements the superb specification throughout.

Outside, the landscaped garden has been arranged as an inviting extension of the living space with zones for relaxation and entertainment: a bespoke sauna, outdoor shower, hot tub, raised planters, patios, garden lighting and areas of quality artificial turf. An electric awning provides shade when required, and a path leads around to the front of the house and the double garage, which has power and light. The driveway provides parking for three cars in front of the garage.

This is a residence of rare calibre - elegantly finished, technologically advanced and superbly located in Shotton -

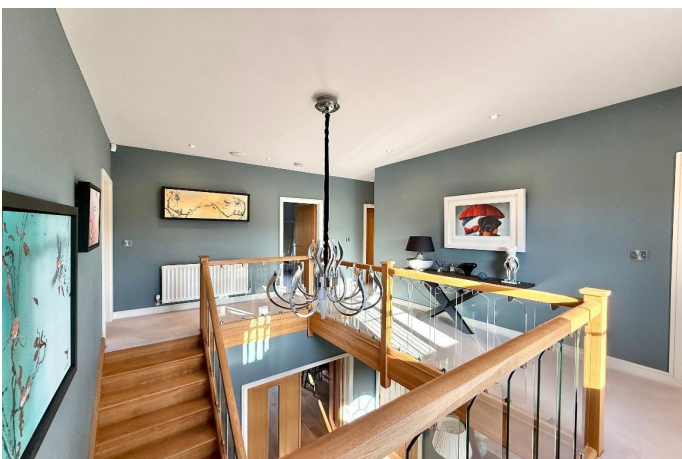


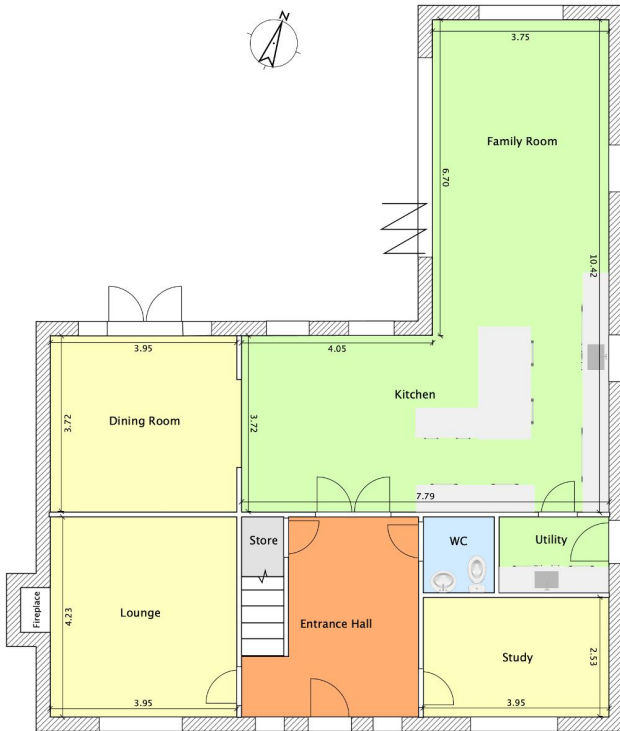
offering a refined lifestyle opportunity.

Additional Information

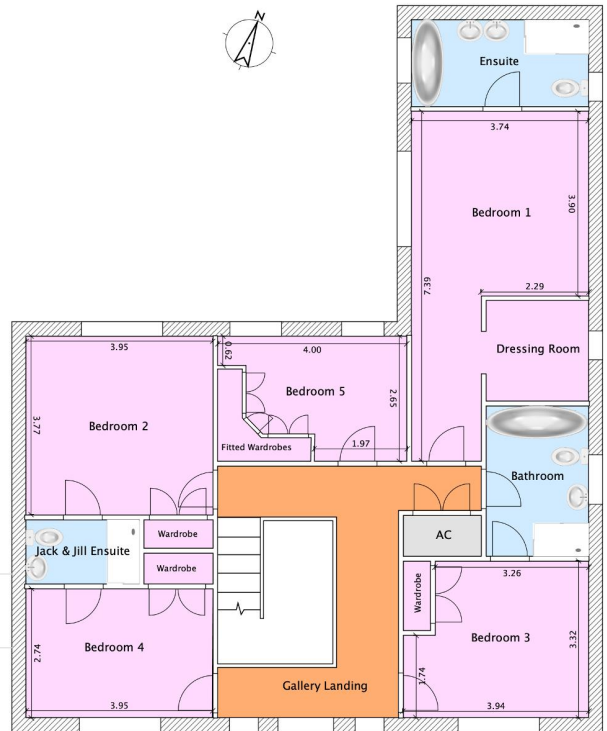
We are informed by the vendor that the property is freehold and benefits from mains electricity and drainage. Heating is via air-source heat pump, with under-floor heating to the ground floor and bathrooms and radiators upstairs. Council Tax Band G with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.



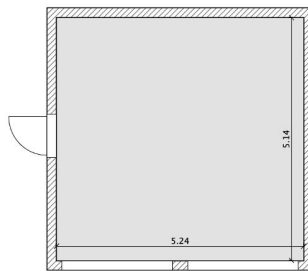




GROUND FLOOR



FIRST FLOOR



Indicative floor plans for illustration purposes only
DETACHED DOUBLE GARAGE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		