



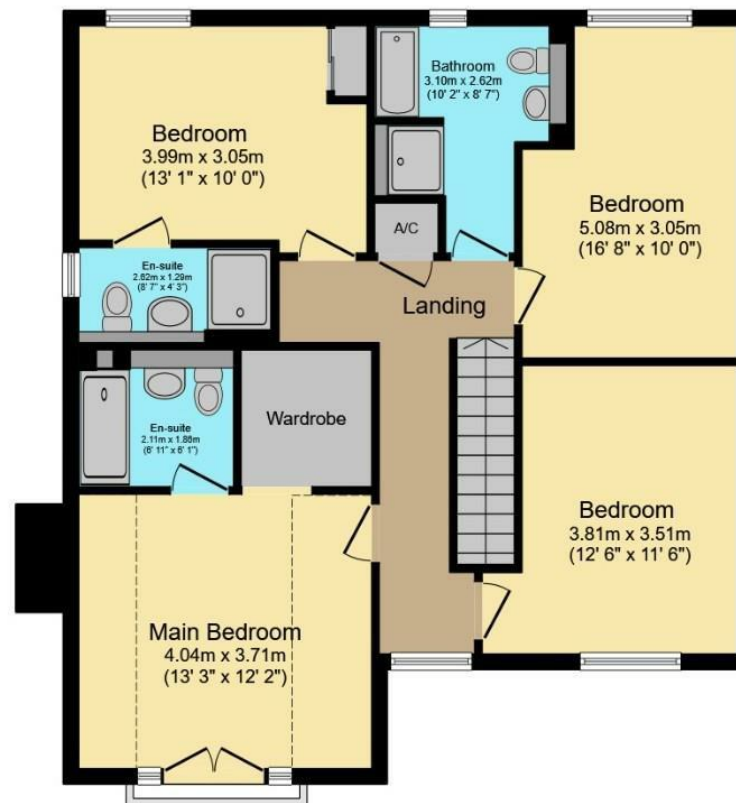
27 Muntjac Drive, Stratford upon Avon, CV37 7FN

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Ground Floor

Floor area 85.1 sq.m. (916 sq.ft.)



First Floor

Floor area 83.6 sq.m. (899 sq.ft.)

Total floor area: 168.6 sq.m. (1,815 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Built by Spitfire Homes in 2022 and located south of the river
- Outstanding presentation and luxury lifestyle accommodation
- Situated off a small private drive with open outlook and beautiful views to front
- Superb open plan kitchen/family room, and sitting room
- Hall with oak staircase and utility room
- Four double bedrooms and three luxury bathrooms
- Parking for three cars, integral garage
- Reconfigured woodland style, pretty garden to rear
- NO CHAIN



Guide Price £850,000

A stylishly upgraded and finished four double bedroom detached residence built by Spitfire Homes, situated south of the river off a small private road with an open view to the front. Outstanding high quality accommodation to include sitting room, open plan kitchen/family room with bi-fold doors, utility, four double bedrooms, three luxury bathrooms, parking for three cars, integral garage, very attractive "woodland style" reconfigured garden. Option to walk to Stratford town centre or Tiddington village centre with facilities. NO CHAIN

ACCOMMODATION

Front door leads to

ENTRANCE HALL

with tiled floor and oak and glazed staircase to first floor, downlighters.

CLOAKROOM

with wc, wash basin with cupboards below, tiled floor, downlighters.

SITTING ROOM

full length window with view to front, dual aspect, electric fire (flue for wood burning stove), downlighters.

KITCHEN/FAMILY ROOM

with range of cupboards and quartz work surface with upturn, sink, two Neff built in ovens and grill, Neff hob, built in fridge freezer, pan drawers, built in dishwasher, breakfast bar, pantry cupboard, downlighters, tiled floor. Bi-folding doors to garden terrace.

UTILITY ROOM

with range of cupboards and work surface, sink, space and plumbing for washing machine and

space for dryer, access to boiler, tiled floor, downlighters. Direct door to garage/dry storage.

FIRST FLOOR LANDING

access to roof space, downlighters.

PRINCIPAL BEDROOM

vaulted ceiling, Juliet balcony with French doors and glazing having far reaching views to front. Two sets of mirror fronted sliding doors to wardrobes.

EN SUITE

with wc, wash basin and large shower cubicle with rainfall shower head, fitted wall mirror and cabinets, chrome heated towel rail, downlighters.

BEDROOM TWO

with mirrored sliding doors to wardrobes.

EN SUITE

with wc, wash basin and large shower cubicle with shower attachment, chrome heated towel rail, downlighters.

BEDROOM THREE







BEDROOM FOUR/STUDY

full height windows with far reaching views to the front. Currently used as a study.

LUXURY BATHROOM

with wc, wash basin and bath with shower attachment, separate shower cubicle, fitted mirrored cabinet, chrome heated towel rail, downlighters.

OUTSIDE

There is block paved parking for three vehicles with planted borders to both sides. Shared path (with next door) to side with gated access to rear.

GARAGE

with electric up and over door to front, power and light. There is an electric car charger within the garage. The garage has two walls and ceiling plastered and, in addition to providing direct internal access for dry storage, could easily be converted to a gym.

ATTRACTIVE REDESIGNED REAR GARDEN

reconfigured to a woodland style with two porcelain tiled seating areas, a central composite deck with deep evergreen shrub and perennial planted borders with a range of trees and bark chippings. Screen to vegetable patch. The garden is enclosed by wood fencing.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. We have been advised by the vendor the most recent maintenance charge was £168 in 2022. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Underfloor heating to ground floor, radiators to first floor.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

INCLUSIONS: Carpets, as laid, to sitting room, stairs, landing and all four bedrooms are included in the sale.

EXCLUSIONS: Curtains, blinds, light fittings, garden furniture and planters (x4) are not included in the sale. Some further items may be available by negotiation.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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