

5 Bedroom Detached for Sale - £825,000

The Rookery, Lower Quinton, Stratford upon Avon, Warwickshire, CV37 8GH



KEY FEATURES

- Executive Detached Home • Gated Community of 4 Houses • Double Garage • Air-Source Heating • Large Gardens • Studio/Home Office Above Garage • 3 Bathrooms • Generous Driveway • Underfloor Heating

Description

An Exceptional Five Bedroom Detached Home in an Exclusive Gated Development in Lower Quinton

Occupying a generous plot within an exclusive gated development in the sought-after village of Lower Quinton, this impressive five bedroom detached home offers over 2,000 sq ft of beautifully presented accommodation, a magnificent open-plan kitchen and family living space, extensive gardens, a detached double garage and a superb first floor studio.

Approached via a substantial block-paved driveway providing ample parking, the property immediately impresses with its handsome brick elevations and contemporary styling.

A welcoming entrance hall leads to the principal ground floor rooms, with attractive large-format floor tiles and oak internal doors.

The heart of the home is undoubtedly the spectacular open-plan kitchen, dining and family room, designed with both everyday living and entertaining in mind. The beautifully fitted kitchen features an extensive range of stylish shaker-style cabinetry, contrasting worktops, integrated appliances and a substantial central island. The generous dining area comfortably accommodates a large table, with French doors opening directly onto the garden. An adjoining snug, complete with a roof lantern, provides an additional seating area, creating a wonderfully sociable and versatile living space.

The separate lounge is equally impressive, offering generous proportions and French doors opening onto the rear garden. A dedicated study to the front of the property provides an excellent home office, while a well-equipped utility room and ground floor WC complete the accommodation.

Upstairs, five well-proportioned bedrooms are arranged around the central landing. The principal bedroom enjoys French doors with a glazed Juliet balcony overlooking the garden, extensive fitted wardrobes and a contemporary ensuite shower room. Bedroom two also benefits from fitted wardrobes, as does bedroom four. Bedrooms four and five share a Jack and Jill shower room, while a stylish family bathroom with both a bath and separate shower serves the remaining bedrooms.

Outside, the extensive rear garden is a particularly impressive feature, with a substantial lawn, established trees and attractive boundary planting. Paved seating areas provide plenty of space for outdoor dining and relaxation, while a pergola creates an additional entertaining area. An outdoor kitchen adds another fantastic dimension, making the garden especially appealing for summer gatherings.

The detached double garage is approached from the generous driveway and features a roller door. Above the garage, accessed via an external staircase, is a superb first floor studio with vaulted ceilings, roof windows, fitted units incorporating a sink, a separate WC and useful eaves storage. This wonderfully versatile space could accommodate a variety of uses, from a home office or creative studio to a hobby room or recreational space.

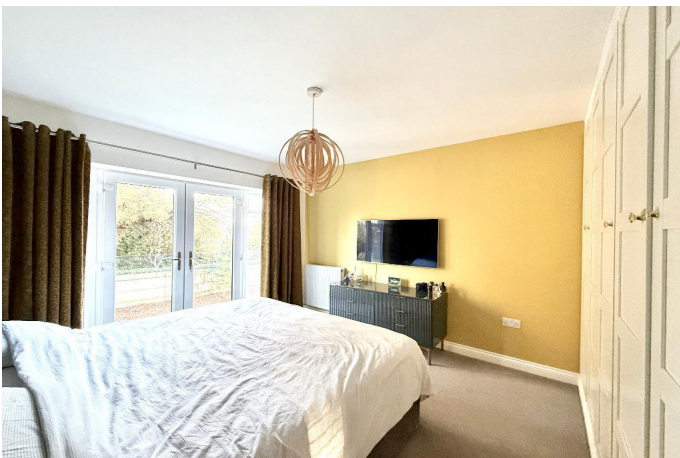


Lower Quinton is a popular Warwickshire village situated at the foot of Meon Hill, surrounded by attractive countryside yet conveniently positioned for Stratford-upon-Avon. The village offers everyday amenities including a primary school, shop and public house, while Stratford provides an excellent range of shopping, restaurants, leisure facilities and schooling.

Combining substantial and beautifully appointed accommodation with an exceptional garden, detached double garage and versatile first floor studio, this is a superb home offering an enviable balance of space, style and practicality within an exclusive gated setting.

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 underfloor heating downstairs 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.



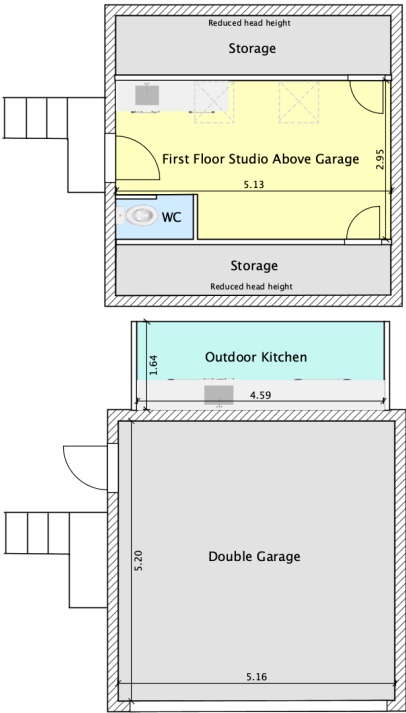




GROUND FLOOR



FIRST FLOOR



OUTBUILDINGS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		