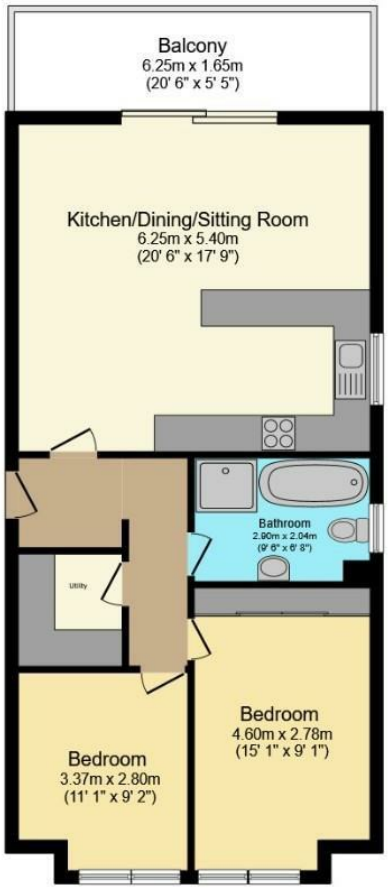


Flat 4, Orchard View Benson Road, Stratford upon Avon, CV37 6UU

Orchard View, Stratford-upon-avon



Floor Plan

Total floor area: 70.6 sq.m. (760 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

- Exclusive development of just five apartments, completed in 2026
- Beautifully appointed first-floor apartment
- Impressive open-plan kitchen, dining and living space with integrated appliances
- Private balcony enjoying attractive views over the orchard
- Principal bedroom with fitted wardrobes and separate office/dressing room
- Contemporary four-piece bathroom and separate utility room
- Underfloor heating throughout and 10-year BuildZone warranty
- Allocated parking, electric vehicle charging facilities and communal lawned gardens

2 1 1

£475,000

An exceptional one-bedroom first-floor apartment with separate office space, forming part of Orchard View, an exclusive development of just five beautifully appointed homes within walking distance of Stratford-upon-Avon town centre. Completed in 2026 to an outstanding specification, this stunning apartment offers contemporary open-plan living, underfloor heating throughout, a private balcony enjoying views over the orchard, allocated parking with electric vehicle charging facilities and access to beautifully maintained communal gardens. Further benefits include generous built-in storage and a separate utility. Offered with the reassurance of a 10-year BuildZone warranty and ready for immediate occupation.

Orchard View is an exclusive collection of just five beautifully appointed apartments, completed in 2026 and situated on Benson Road, within walking distance of Stratford-upon-Avon's historic town centre. Designed with modern lifestyles in mind, each apartment combines thoughtfully planned accommodation with a high-quality contemporary specification, including underfloor heating, stylish fitted kitchens, integrated appliances and beautifully finished bathrooms.

The development also benefits from allocated parking, electric vehicle charging facilities and attractive communal gardens overlooking the established orchard to the rear. Offering the reassurance of a 10-year BuildZone warranty, Orchard View presents a rare opportunity to enjoy the comfort, convenience and efficiency of a newly built home in one of Warwickshire's most desirable market towns.

ACCOMMODATION

Orchard View is an exclusive development of just five individually designed apartments, thoughtfully created to combine contemporary architecture with stylish, practical living. Completed in 2026, the development offers an impressive standard of finish throughout, with particular attention given to quality, comfort and energy efficiency. Situated on Benson Road, within easy reach of Stratford-upon Avon's historic town centre, Orchard View enjoys a convenient location whilst benefiting from an attractive outlook towards the established orchard and communal gardens to the rear.

Apartment 4 is positioned on the first floor and is approached via a communal entrance hall, with stairs rising to the first-floor landing and the apartment's private entrance door.

Upon entering, a welcoming hallway provides access to the principal accommodation and benefits from a video entry system and generous built-in storage.

The heart of the home is undoubtedly the impressive open-plan kitchen, dining and living space, thoughtfully designed to create a wonderful environment for both everyday living and entertaining. The contemporary kitchen is fitted with a stylish range of matching wall and base units, complemented by stone work surfaces incorporating a sink with an integrated stone draining area. A comprehensive selection of integrated appliances includes an eye-level oven, combination microwave/grill, four-ring induction hob with overhead extractor, fridge freezer and slimline dishwasher.

Full-width sliding doors flood the living space with natural







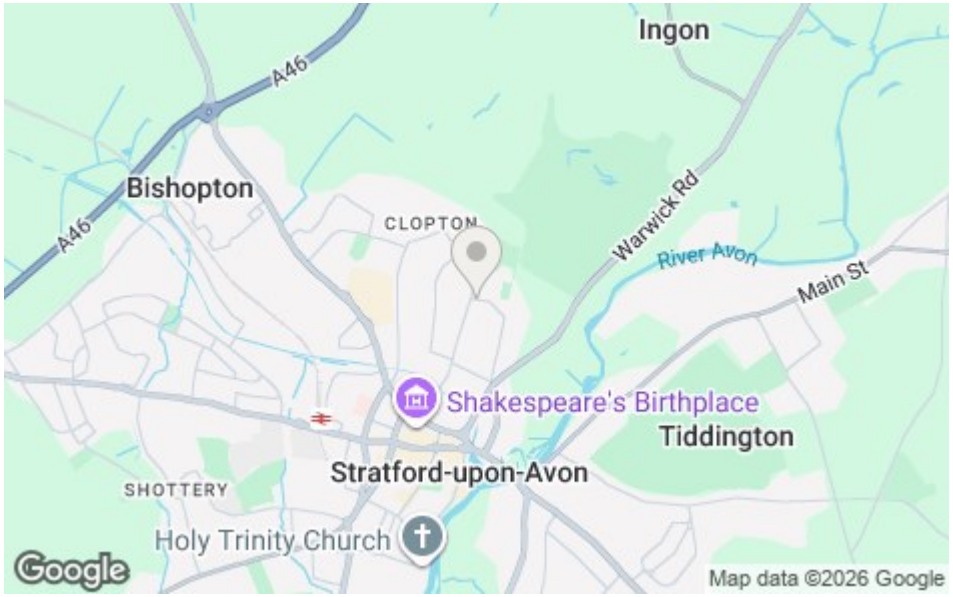














light and open directly onto a private balcony, providing a delightful place to sit and relax whilst enjoying views over the orchard to the rear. A separate utility room offers space for both a washing machine and condenser dryer, together with further generous storage facilities. An additional cupboard houses the boiler, keeping the practical elements of the home neatly concealed.

The principal bedroom is a well-proportioned double room featuring fitted wardrobes. A further separate room provides an ideal home office or dressing room, particularly appealing to those working from home or seeking additional wardrobe space. Due to planning restrictions linked to number of parking spaces available per bedroom, the council would not allow this to be classed as a second bedroom.

The beautifully appointed bathroom is fitted with a contemporary four-piece suite comprising a panelled bath, separate shower enclosure, WC and wash hand basin with useful drawer storage beneath. A wall-mounted heated towel rail completes the room.

Throughout the apartment, underfloor heating adds a further touch of luxury whilst complementing the clean, contemporary finish.

Outside, the apartment benefits from an allocated parking space for one vehicle, with electric vehicle charging facilities available within the development. Residents also enjoy access to the attractive communal lawned gardens to the rear, providing a peaceful outdoor setting alongside the established orchard.

With its high-quality specification, versatile accommodation and convenient location, Apartment 4 offers an exciting opportunity to purchase a brand-new home within this exclusive development, further complemented by the peace of mind of a 10-year BuildZone warranty.

GENERAL INFORMATION

TENURE: The property is understood to be sold with a share of the freehold with a 999 year lease, although we have not seen evidence. 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.

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.

AGENTS NOTE: Please be aware some photos may relate to another apartment within the development and not this actual apartment, but all apartments offer bathrooms with a very similar high specification.

AGENTS DECLARATION: In accordance with legislation, the Agent wishes to declare and make prospective buyers aware that the property is owned by a relative of one of the Directors of Peter Clarke in association with Winkworth. If any further information is required please do not hesitate to connect the Agent's office. We also recommend independent advice is sought if required.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Oct 26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Oct 26)

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

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: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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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Peter Clarke
Winkworth