



16 Stone Pits Meadow
Wilmcote, Stratford-Upon-Avon, CV37 9WA
Guide price £420,000

**** Beautifully Presented Three Bedroom Detached ** Wilmcote ** Lounge and Conservatory ** Principal Bedroom with En-suite **** The property features a generous living room with herringbone flooring, French doors to a bright conservatory, and a well-equipped kitchen. Upstairs, the comfortable principal bedroom benefits from en-suite, with two further bedrooms and a family bathroom. Outside, there is an attached garage, driveway parking for two vehicles, and a good-sized, fully enclosed rear garden with lawn, paved patios, a garden shed, and established greenery. Conveniently located close to Stratford-upon-Avon and a selection of well-regarded local schools, this home offers a versatile and welcoming space for family life and entertaining.

This beautifully presented three-bedroom detached family home in Wilmcote offers spacious and versatile accommodation. Set back from the road, the property features a driveway for two vehicles leading to the garage. The front garden is mainly laid to lawn, with established greenery and a mature tree creating a welcoming first impression.

Inside, the generous living room features elegant herringbone flooring, French doors opening into the conservatory, and a window overlooking the garden. The conservatory provides a bright and airy additional living space with plenty of natural light and a lovely view of the garden. The kitchen, at the front of the home, offers a practical layout with ample worktop and storage space, while a convenient ground floor WC is positioned off the entrance hall.

Upstairs, the principal bedroom benefits from an en-suite shower room, with two further well proportioned bedrooms. A family bathroom completes the first floor.

The rear garden is a good size, fully enclosed by fencing, mainly laid to lawn, and features paved patio areas, a garden shed, and established greenery, creating a private and inviting outdoor space.

Located in the picturesque village of Wilmcote, the home is close to Stratford-upon-Avon with its shops, restaurants, and cultural attractions. There are also a number of well-regarded local schools nearby, making it a practical choice for families.

With its generous rooms, garage, and beautifully presented interiors, this home offers a welcoming and versatile space for family life and entertaining.

Hall

Kitchen

15'2" x 7'6" (4.63m x 2.30m)

Living Room

12'7" x 19'3" (3.84m x 5.88m)

Conservatory

8'1" x 10'7" (2.47m x 3.23m)

W.C

Landing

Bedroom 1

12'5" x 10'8" (3.81m x 3.26m)

Bedroom 2

8'10" x 10'7" (2.70m x 3.25m)

Bedroom 3

Family Bathroom

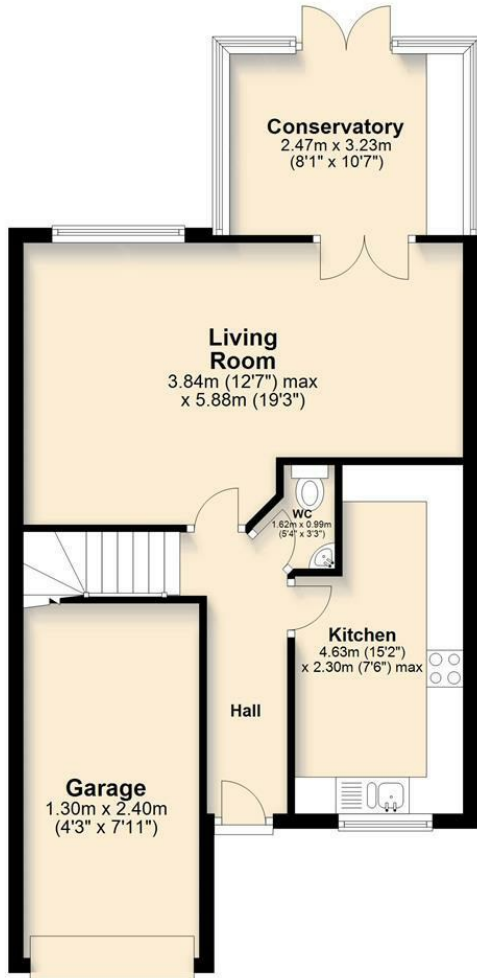
5'10" x 8'4" (1.79m x 2.56m)

Garage

4'3" x 7'10" (1.30m x 2.40m)

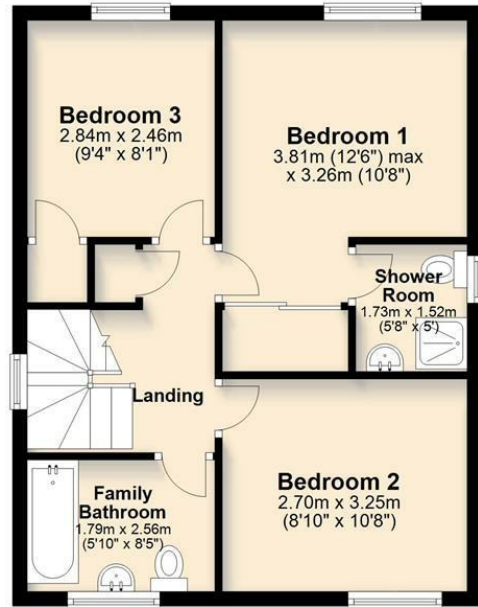
Ground Floor

Approx. 50.8 sq. metres (547.1 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



Total area: approx. 96.0 sq. metres (1032.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	