



**Connells**

Casey Court  
Shackleton Village Stratford-Upon-Avon

# Casey Court Shackleton Village Stratford-Upon-Avon CV37 5AW

for sale offers over  
**£365,000**



## Property Description

A beautifully presented three-bedroom detached home located in the sought-after Shackleton Village, offering modern comfort, generous living space, and excellent access to local amenities.

Perfectly positioned on the edge of the Cotswolds' charming countryside and within easy reach of Stratford-upon-Avon, this property combines convenience with a desirable semi-rural feel.

The home features two spacious reception rooms, providing flexible living and dining options ideal for families or those who enjoy entertaining. The first floor offers three well-proportioned bedrooms, including a master bedroom with en-suite, alongside a modern family bathroom.

Externally, the property benefits from a private driveway, offering convenient off-road parking. Shops, schools, and everyday essentials are all close by, making day-to-day living effortless. Excellent transport links further enhance the appeal, connecting you easily to surrounding towns and key commuter routes.

The entrance hall offers a welcoming approach to the property, featuring laminate flooring for a clean and modern finish.

A fitted radiator provides warmth throughout, while a useful storage area helps keep the space organised and clutter-free. Stairs lead to the first floor, creating a practical and well-laid-out introduction to the home.

## Cloakroom

The cloakroom is finished to a high standard, featuring a sleek low-level W/C and a contemporary wash hand basin, creating a stylish and practical space for guests.

A modern radiator provides comfortable warmth, while the quality laminate flooring enhances the clean, sophisticated feel of the room, offering both durability and a touch of luxury.

## Lounge

The lounge offers a bright and elegant living space, enhanced by a large double-glazed window that floods the room with natural light.

A modern radiator provides comfortable warmth, while the high-quality laminate flooring adds a sleek and contemporary finish. This stylish room creates an inviting setting for both everyday relaxation and entertaining.

## Kitchen

The kitchen is beautifully appointed, offering a modern and stylish space perfect for

SERVICE CHARGE IS £197 PER YEAR.

## Entrance Hall

everyday living and entertaining.

At the heart of the room is a sleek breakfast bar, ideal for casual dining or socialising, complemented by luxurious quartz work surfaces that provide both durability and a high-end finish. A double-glazed window and French doors leading out to the rear garden flood the space with natural light, creating a bright and inviting atmosphere.

The kitchen is fully equipped with quality appliances, including a Bosch induction hob and oven, fridge freezer, and dishwasher, along with a stainless steel sink and drainer for practical convenience. A modern radiator ensures year-round comfort, while laminate flooring offers an elegant, low-maintenance finish. The boiler is also housed within the kitchen, neatly integrated for ease of access.

This is a superbly finished space designed with both style and functionality in mind.

## Utility Room

The utility room provides a practical and well-organised space, designed to support everyday household needs.

There is dedicated space for a washing machine, along with laminate flooring that offers durability and easy maintenance. A fitted radiator ensures the room stays warm and functional year-round. A door to the side of the property provides convenient external access, making this a highly useful extension to the kitchen.

## Landing

The landing provides a bright and welcoming connection to the first-floor accommodation, offering a thoughtfully designed space with convenient built-in storage.

This practical area helps keep the upper level

organised and clutter-free while enhancing the overall flow of the home.

## Master Bedroom

The master bedroom offers a spacious and elegant retreat, enhanced by a large double-glazed window that allows natural light to fill the room.

A sleek radiator provides comfortable warmth, while the sliding door wardrobes offer generous built-in storage and a contemporary, space-saving finish. This beautifully presented room delivers both style and practicality, creating a calm and inviting sanctuary.

## En-Suite

The en-suite is finished to a high standard, offering a stylish and modern space for added convenience and privacy.

It comprises a low-level W/C, wash hand basin, and a generously sized double shower cubicle, providing a practical and contemporary setup. A double-glazed window allows natural light to enhance the room, while tiled flooring and part-tiled walls create a clean, elegant finish that is both durable and easy to maintain.

## Bedroom Two

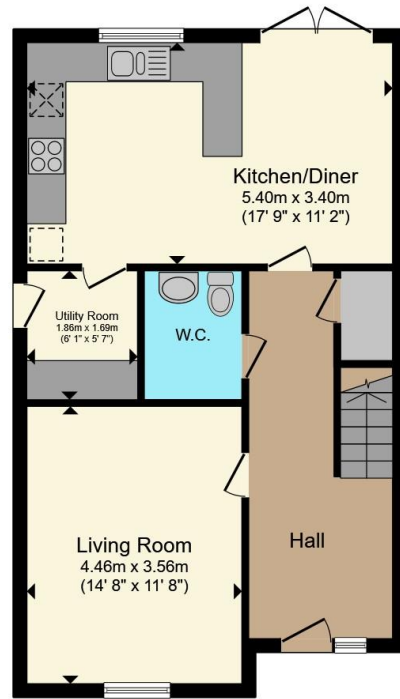
Bedroom Two is a bright and well-proportioned room, enhanced by a double-glazed window that allows natural light to flow in, creating a warm and inviting atmosphere.

A fitted radiator provides comfortable heating, making this an ideal space for use as a bedroom, guest room, or versatile home office.

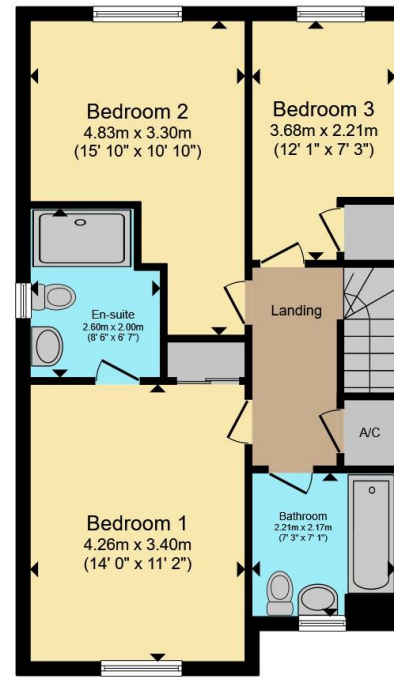




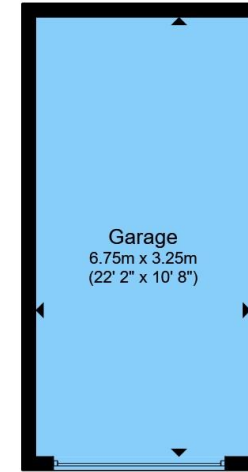




**Ground Floor**



**First Floor**



**Garage**

Total floor area 129.5 m<sup>2</sup> (1,394 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



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**T 01789 266204**  
**E [stratforduponavon@connells.co.uk](mailto:stratforduponavon@connells.co.uk)**

11B Meer Street  
 STRATFORD UPON AVON CV37 6QB

EPC Rating: A Council Tax Band: E

Tenure: Freehold

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