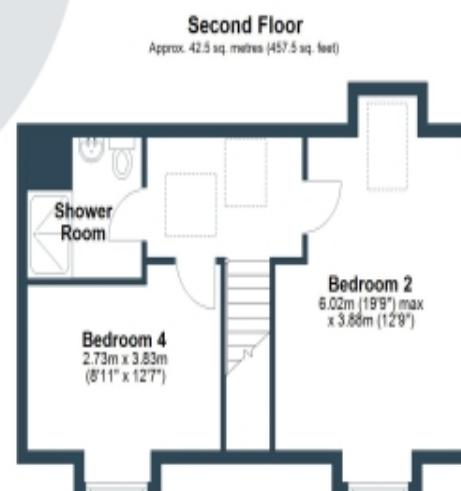
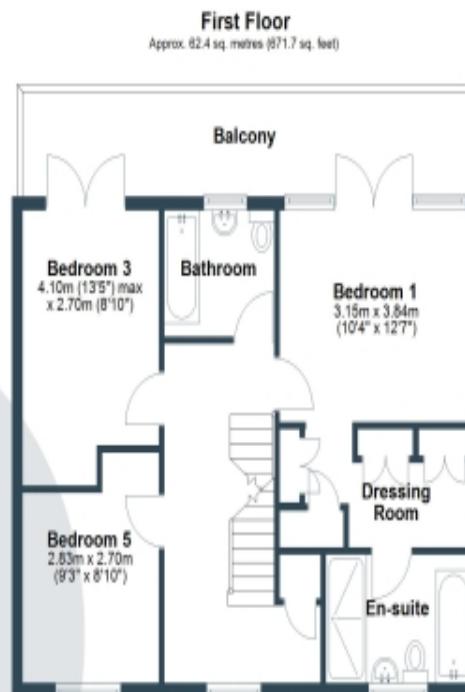
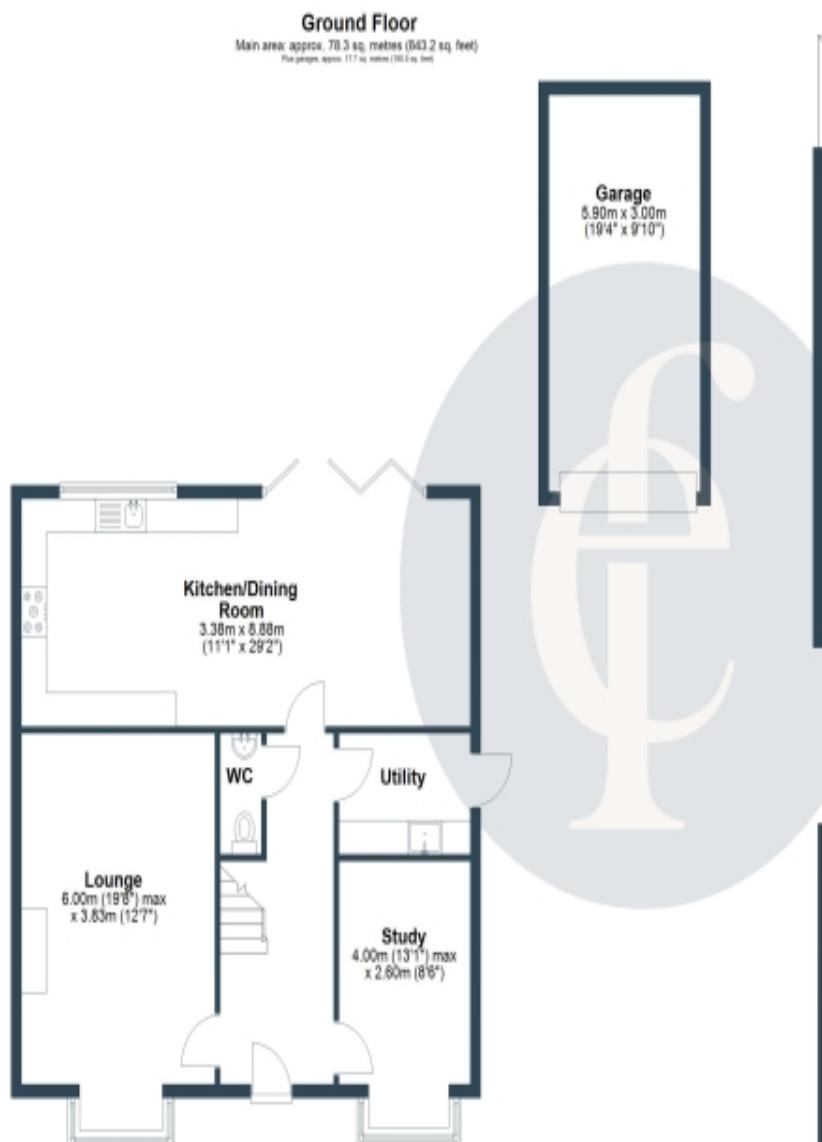




The Holt, Binton, Stratford-Upon-Avon, CV37 9UE

Offers In Excess Of £790,000





Main area: Approx. 183.2 sq. metres (1972.4 sq. feet)
Plus garage: approx. 17.7 sq. metres (180.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Where do we start in describing this stunning home?

An executive premium home set in an idyllic Riverside location with elevated open views over the ever-changing rolling countryside, featuring Narrow boats, sheep grazing, geese, and other wildlife for the kids to spot. Are you sold yet?!

Number 9, The Holt was built in 2020 by the award-winning Duchy Homes and offers just shy of 2000sq ft of accommodation spread over three floors. Offering a blend of comfort, style, and convenience, all wrapped up with a bow. There is nothing that this build does not offer apart from doing the laundry!

Nestled in a prestigious gated community of just 24 homes, this is your true turnkey home where the views literally do take your breath away. Nothing has been left to chance, with a contemporary twist together with valuable upgrades throughout the versatile accommodation. In our opinion, this family home is suited to a growing family or maybe two families blending, looking for spaces to socialise together, but at the same time ample rooms to have some "you time"!

Offering a thoughtful layout that flows with family life in mind, and making full use of enjoying the rural views and tranquillity.

Situated within the highly regarded village of Binton, but just a stroll to the beautiful village of Welford on Avon, which offers three village pubs/eateries, a village shop, a primary school, and a Church.

Once through the welcoming front door, you immediately can view the fine details and finishing touches that make a house a home. The accommodation is double fronted with underfloor heating throughout. The sitting room is positioned to the left-hand side and offers a generous space with a focal point of a log burner, ready to cosy up in front of in the winter months.

To the alternate right-hand side is a useful, versatile room, ideal as a study or playroom, depending on what you find more useful.

The large family dining kitchen runs the full width of the back of the property, making the most of the garden and views beyond. Offering access to the timber decking, ideal for a spot of alfresco dining or toasting your marshmallows!

The kitchen has a range of fashionably green painted bespoke wall and base units including a Silestone work surface, under cupboard lighting, and a range of integrated Siemens appliances, including a five-ring induction hob, an eye-level oven, and further microwave oven, a plate warmer, and a dishwasher. The convenient utility room is set aside for all your laundry appliances and mucky boots.

Completing the ground floor is the cloakroom/WC.

The first floor continues the "wow" factor as you enter into the master suite with a French door to the full-width deep balcony. What would you use this for - first morning brew, lunchtime snack to unwind from work, evening glass, or even a touch of stargazing? Myself I would do all four! The suite includes a dressing room with built in furniture and your private ensuite.

The first floor also has access to two further double bedrooms with the rear bedroom also enjoying access to the Composite decked balcony. The family bathroom completes the first floor.

The top floor is a great space that can lend itself to a teenage retreat, mature relatives space devoted to bedroom and maybe a living space, as you will find two further very well-proportioned bedrooms and a shower room. Not a box room in sight!

The outside landscaped gardens offer a huge degree of privacy enclosed by fencing and side-gated access. Mainly laid to lawn with a dining decked space with feature lighting. As the property boasts an elevated position, there is no fear of not taking in the views and missing the boats going by.

The driveway allows parking for two cars (with a useful EV car charger) and a single garage.

Viewing is an absolute must to appreciate the position, accommodation, and presentation.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office to make an appointment.

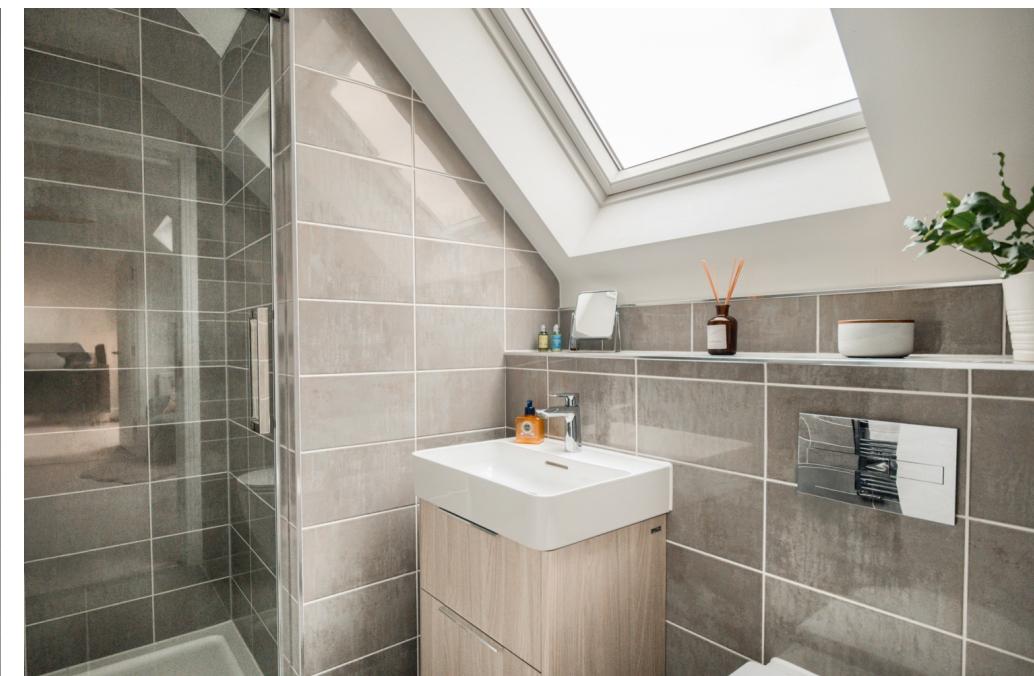
Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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