

## 4 Bedroom Detached for Sale - £725,000

Skylark Road, Alderminster, Stratford upon Avon, Warwickshire, CV37 8QN



### KEY FEATURES

- Flexible Accommodation • 4 Bedrooms Including Ground Floor Suite • 3 Bathrooms • Countryside Views • Double Garage • Solar Panels with Battery Storage • Underfloor Heating • Superb Kitchen/Family/Dining Room • Separate Lounge with Wood-Burning Stove • EV Charging Point

## Description

Tucked away at the end of a quiet cul-de-sac, this beautifully presented home offers notably flexible accommodation, thoughtfully arranged for a variety of lifestyles.

The welcoming hallway leads through to a superb kitchen/diner/family room - very much the heart of the home - fitted with a range of integrated appliances and designed for both everyday living and entertaining, with doors opening directly onto the rear garden. The separate lounge provides a calm and comfortable retreat, enjoying a dual aspect and centred around a wood-burning stove.

A particularly appealing and versatile feature is the ground floor double bedroom suite, complete with its own en-suite and doors onto the garden. This space lends itself perfectly to visiting guests, multi-generational living, or as a dedicated office or treatment room, depending on individual needs.

Upstairs, a galleried landing leads to three further bedrooms, including two doubles and a single. The principal bedroom benefits from its own en-suite, while a well-appointed family bathroom serves the remaining rooms. From the upper floor, the bedrooms enjoy lovely outlooks across the surrounding countryside.

Outside, the property is complemented by a superb south-facing wrap-around garden, offering a variety of patio seating areas, along with a garden shed and access to the double garage. The garage is equipped with electric doors, an electric vehicle charging point, and battery storage linked to the property's solar panel system - an efficient and forward-thinking addition that helps to reduce energy costs.

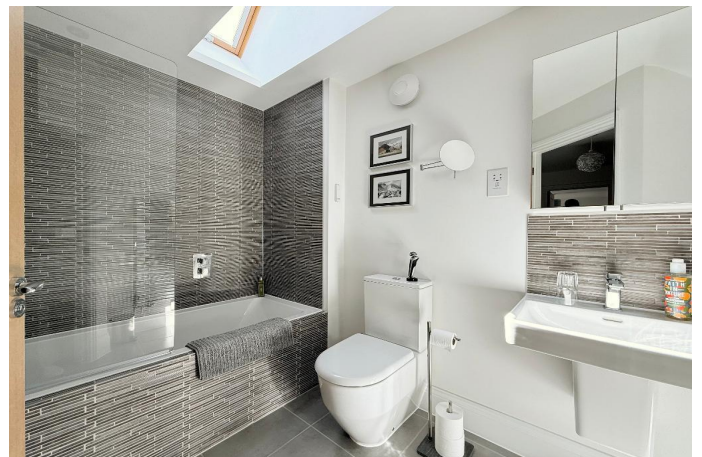
To the front, a driveway provides parking for two vehicles, with further space for two more within the garage.

Alderminster is a highly regarded village on the edge of Stratford-upon-Avon, offering a strong sense of community alongside a well-regarded village pub, church, and easy access to the surrounding countryside.

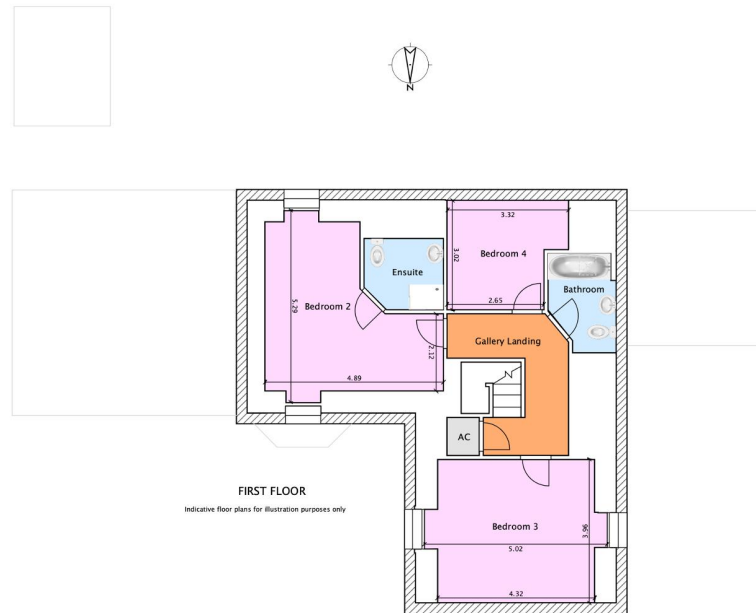
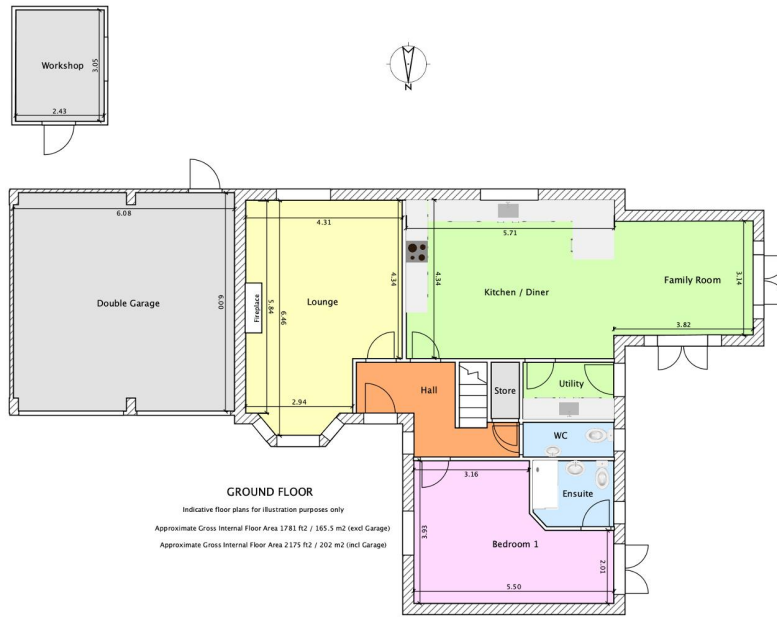
### Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band F with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.









Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		