



Bearley, Stratford-upon-Avon

£325,000



Freehold | EPC rating: C

- Open Plan Living/Dining
- Patio doors overlooking the garden
- Driveway Parking
- 3 Bedrooms

- Secure Spacious Rear Garden
- Semi-Rural Location
- Ample Storage
- Ready To Move In

BELVOIR!

Property is personal

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Description

A stunning three-bedroom semi-detached family home, quietly positioned on Grange Road in the sought-after semi-rural village of Bearley. Offering a superb combination of modern living, generous outdoor space and beautiful open views, this cosy yet contemporary home is ready to move straight into.

The welcoming entrance hall is bright and well presented, with useful built-in storage. The heart of the home is the open-plan living and dining space, featuring patio doors opening directly onto the spacious rear garden, creating a wonderful connection between the indoor and outdoor living spaces.

The modern fitted kitchen is well equipped with integrated appliances and flows into a useful storage area, with direct access to the garden. The ground floor level also features the family bathroom complete with modern fixtures/fittings and bath/shower for flexibility.

Upstairs, the generous master bedroom enjoys stunning views across the rear garden and adjoining fields, while the second double bedroom benefits from built-in wardrobe storage. The third bedroom is a versatile single room, ideal as a child's bedroom, nursery, home office or study.

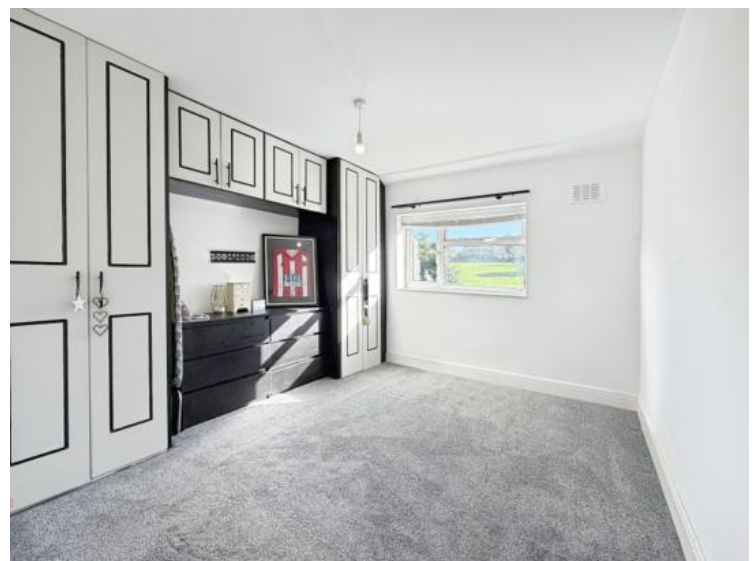
The property also benefits from an additional stylish family shower room with a large walk-in shower and modern fixtures and fittings throughout. Outside, the property truly excels. The large, private rear garden is partly laid to lawn and partly decked, providing plenty of space for children to play, outdoor entertaining and family life, while enjoying an attractive outlook over open fields. To the front, a private driveway provides parking for two cars.

Offering modern home comforts, flexible living accommodation and an enviable semi-rural setting, this is an exceptional family home combining the peace and space of village living with convenient access to Stratford-upon-Avon and the surrounding area.

Photographs



Rooms



Location

Bearley is a peaceful and sought-after Warwickshire village, offering a semi-rural lifestyle while remaining conveniently close to Stratford-upon-Avon. Surrounded by attractive countryside, the village provides a quieter pace of life with plenty of opportunities for walking, cycling and enjoying the open countryside.

The village has a strong community feel, with amenities including Bearley Village Hall, St Mary the Virgin Church and Bearley Park, providing useful facilities and spaces for local families. Everyday shopping is readily accessible in nearby Stratford-upon-Avon, with Tesco, Sainsbury's, Morrisons, Waitrose, Aldi and Lidl all available within approximately 3-4 miles.

Stratford-upon-Avon is approximately 4 miles away, providing an extensive range of shops, supermarkets, restaurants, cafes, leisure facilities and cultural attractions, including the Royal Shakespeare Theatre.

For commuters, Bearley benefits from its own railway station, a rural request stop on the Stratford-upon-Avon to Leamington Spa line. Services provide connections towards Stratford-upon-Avon and Leamington Spa, with wider rail connections available from Stratford and Warwick. The A3400 and A46 provide convenient road links towards Stratford-upon-Avon, Warwick, Coventry and the M40, making Birmingham and the wider Midlands accessible for commuting.

Families are well served by a choice of nearby schools, including Snitterfield Primary School, Wootton Wawen CofE Primary School and schools within Stratford-upon-Avon, together with established secondary and grammar schools in the surrounding area.

Overall, Bearley offers an appealing combination of village community, countryside and family-friendly surroundings, whilst remaining close enough to Stratford-upon-Avon for convenient access to everyday amenities, schooling, employment and leisure.

Additional Information

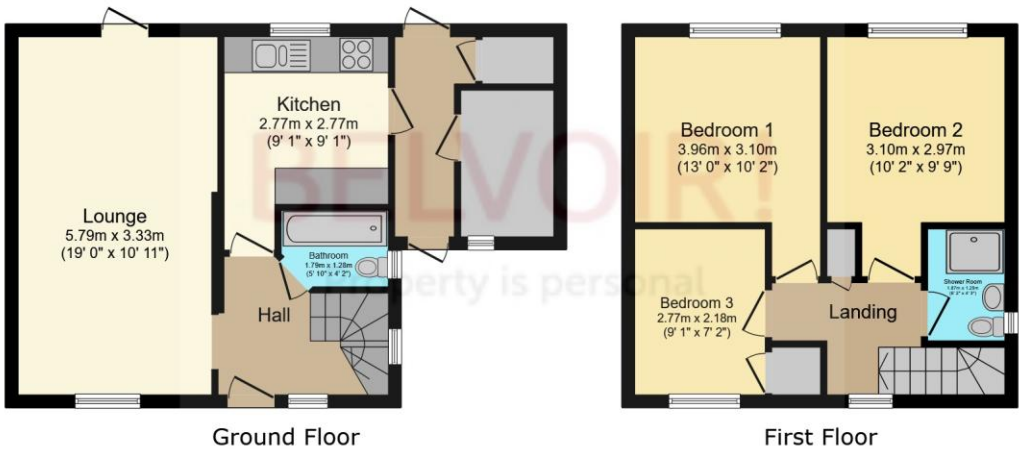
- Semi Detached Home
- Driveway Parking 2 Cars
- EPC: C
- Local Council: Bearley Parish Council
- Council Tax Band: C

Disclaimer Property Details: Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. The lease details & charges have been provided by the owner and you should have these verified by a solicitor.

Anti-Money Laundering (AML) Checks

In line with UK Anti-Money Laundering Regulations, all successful buyers will be required to complete identity and source-of-funds checks. A charge of £45 inc VAT per person applies for these checks. To ensure compliance, buyer details will be shared with a third-party AML provider who will contact you directly to complete the verification process. This is a legal requirement placed upon estate agents and is designed to protect all parties involved in the transaction.

Floorplan



Total floor area: 82.8 sq.m. (892 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

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Map

