



10 Owl Rise
Stratford Upon Avon, CV37 7FS
Guide price £750,000

**** Four-Bedroom Detached ** Spitfire Homes ** Envidable location overlooking open green spaces and the golf course ** An exceptional four-bedroom detached home by Spitfire, set in a peaceful cul-de-sac known locally as "Millionaire's Row". This beautifully appointed property features a spacious living room, striking open-plan kitchen/dining/family room with NEFF appliances and bi-fold doors to a south-facing garden, and underfloor heating throughout the ground floor. The main bedroom boasts a vaulted ceiling, fitted wardrobes, Juliette balcony and en-suite, with a second en-suite to bedroom two. Additional highlights include a garage with EV charging point, and 7 years remaining on the NHBC warranty. Homes of this calibre rarely become available.**

Set in a peaceful and highly regarded cul-de-sac locally known as "Millionaire's Row", this outstanding four-bedroom detached residence forms part of Spitfire Homes' prestigious Bespoke Collection — a limited portfolio of individually designed, high-specification homes built in some of the Midlands' most desirable locations. The property enjoys a particularly beautiful front aspect, overlooking open green space with far-reaching views towards the golf course, creating a tranquil and scenic setting.

Finished to an exceptional standard throughout, the home offers beautifully arranged accommodation ideal for contemporary family living.

A welcoming entrance hall leads into a spacious living room positioned to the front of the home, perfectly placed to enjoy the peaceful outlook. To the rear lies a striking open-plan kitchen, dining and family room designed with modern life in mind. The kitchen features integrated NEFF appliances, a wine chiller, sleek cabinetry and premium worktops. Bi-fold doors open directly onto a south-facing rear garden, creating a seamless connection between indoor and outdoor spaces. A guest cloakroom completes the ground floor. Underfloor heating runs throughout this level, enhancing both comfort and style.

Upstairs, the main bedroom offers a true sense of luxury, with a vaulted ceiling, fitted wardrobes, a private en-suite shower room and a Juliette balcony enjoying far-reaching views. Bedroom two also benefits from fitted wardrobes and its own en-suite, making it ideal for guests or older children. Bedrooms three and four are both generous doubles, served by a well-appointed family bathroom. An airing cupboard is also accessed from the landing, adding to the home's practicality.

Outside, a block-paved driveway provides ample parking and access to the integral garage, which includes an electric car charge point and electric garage door. The rear garden enjoys a sunny, south-facing aspect — perfect for entertaining, family life or quiet relaxation.

Homes of this calibre rarely become available, and this particular property also benefits from 7 years remaining on the NHBC warranty, offering peace of mind and reassurance for years to come. This is a superb opportunity to secure a beautifully crafted and thoughtfully designed family home in one of Stratford-upon-Avon's most desirable residential settings.

Hall

Living Room

14'0" x 13'0" (4.28m x 3.97m)

Kitchen/Dining/Family Room

21'6" x 20'2" (6.57m x 6.15m)

W.C

Landing

Bedroom 1

12'11" x 15'11" (3.96m x 4.86m)

En-suite 1

10'2" x 6'0" (3.10m x 1.84m)

Bedroom 2

14'9" x 8'8" (4.52m x 2.66m)

En-suite 2

Bedroom 3

13'6" x 10'6" (4.12m x 3.21m)

Bedroom 4

13'6" x 9'4" (4.12m x 2.85m)

Bathroom

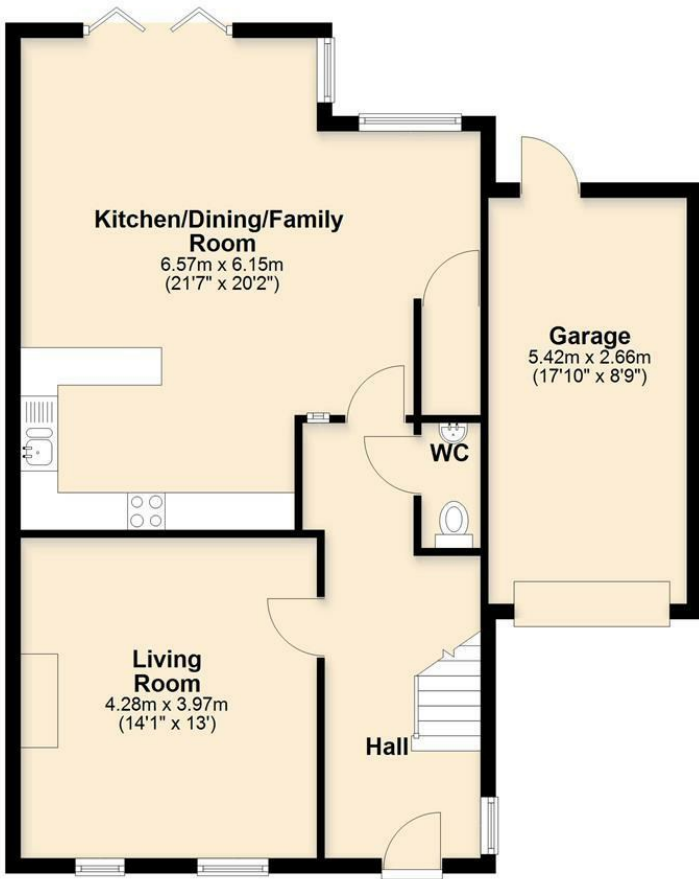
9'5" x 5'11" (2.88m x 1.81m)

Garage

17'9" x 8'8" (5.42m x 2.66m)

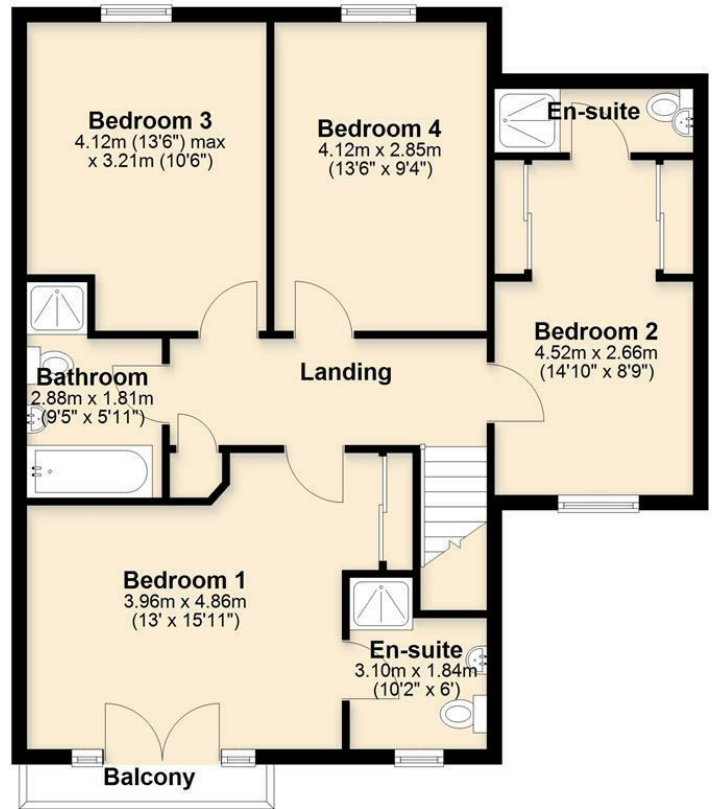
Ground Floor

Approx. 79.6 sq. metres (857.0 sq. feet)



First Floor

Approx. 75.5 sq. metres (812.8 sq. feet)



Total area: approx. 155.1 sq. metres (1669.7 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		82	91
	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		