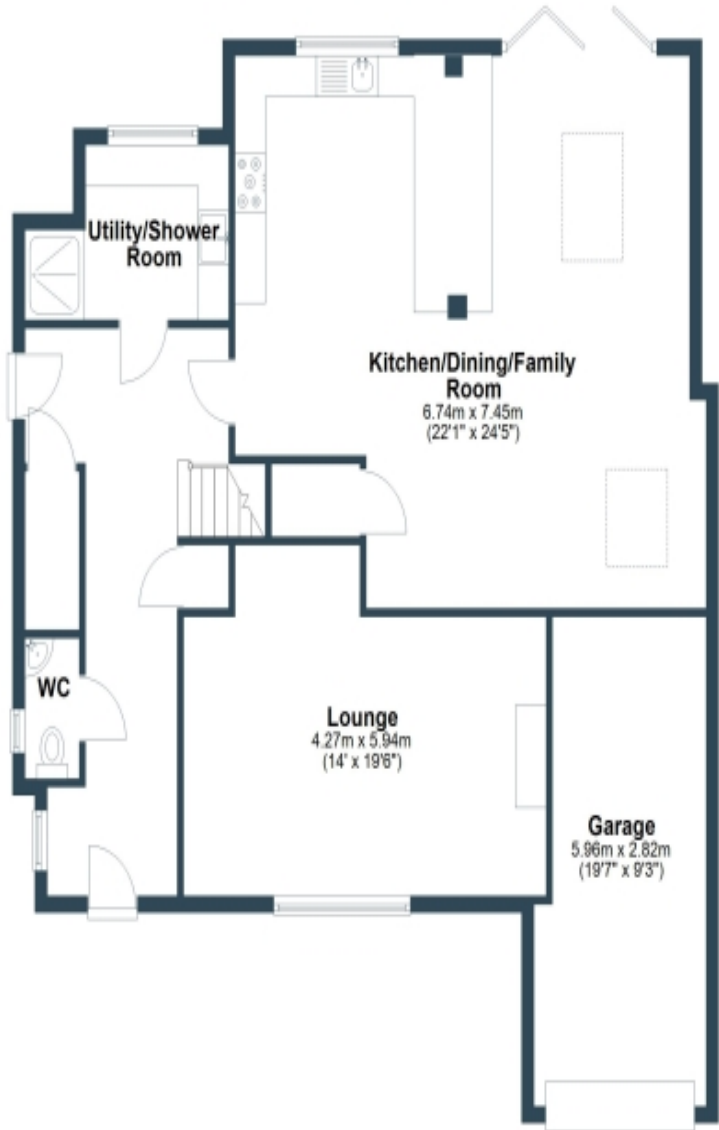






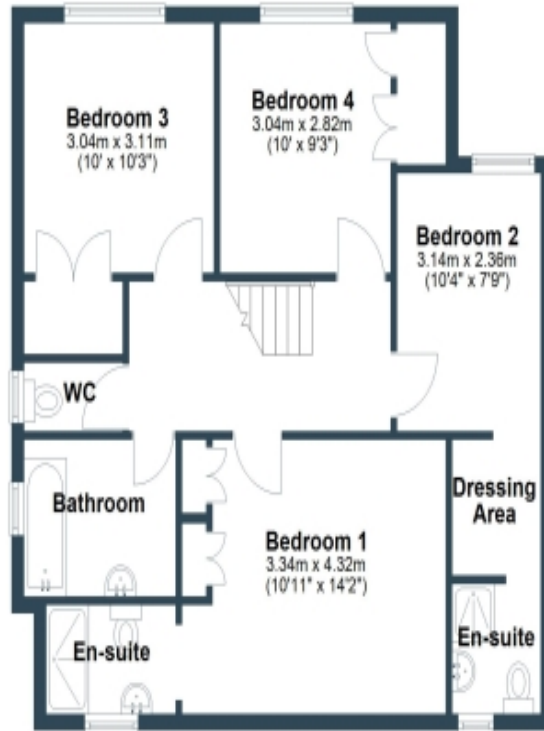
### Ground Floor

Approx. 114.9 sq. metres (1236.7 sq. feet)



### First Floor

Approx. 67.9 sq. metres (730.8 sq. feet)



Total area: approx. 182.8 sq. metres (1967.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Welcome to Manor Green.....

The current owners have transformed this family home into a stylish home offering generous accommodation that ticks all your buyers' wish list...

A rare opportunity to purchase a home with four double bedrooms and four bathrooms, ideal for the teenagers staying at home, the guests that stay, and relatives that move in with you for family support. A true turnkey home, where any new homeowner can unpack and settle straight in.

Positioned just off the highly desirable Banbury Road, South of the River Avon, a stroll to the hustle and bustle of the town centre. Nestled on a popular residential tree-lined road set behind an in-and-out driveway.

Stratford-upon-Avon is renowned as the region's cultural centre and is the home of the Royal Shakespeare Company. The town has a wide variety of shopping and leisure facilities, with the closest grocery shop less than a third of a mile away. There are a great many quality restaurants, public houses, and dining pubs with excellent reputations all within walking distance. The area is well served by private and state schools, including The Croft Preparatory School, Alveston C of E Primary, Bridgetown Primary School, King Edward VI Grammar School for Boys, Stratford Grammar School for Girls, and Stratford High School. Warwick and Leamington Spa are nearby and provide further facilities and schooling. The town enjoys easy access to motorway links and Stratford Parkway, direct to London.

Number 4 blends period features with contemporary modern with light, airy living with natural light drenching the rooms with just under 2000 sq.ft. of practical living space ideal for a variety of lifestyles.

Stepping into the inviting hallway via a Composite door offering access to the first floor and all ground-floor accommodation. The hallway offers access to the first floor and the ground floor accommodation. It also has a cloak cupboard and a walk-in cupboard for all your storage needs.

The sitting room is positioned at the front with a feature log burner and stylish shutters to the window. A little personal touch is the fitted drinks fridge and display cupboards for when the fire is roaring, you fancy a drink, and even the kitchen seems too far to walk!

The gem in the crown is the large family dining kitchen, offering ample space for entertaining, relaxing with the family, and chatting to the chef whilst dinner is rustled up. Choose where you sit, at the breakfast bar with your morning coffee or evening tippie, at the table, or snuggled up on the sofa in front of the TV. There is a good range of matching wall and base units with an integrated five-ring gas burner, double eye-level electric oven, microwave, and dishwasher. Modelling the kitchen are two roof lights, bi-fold doors to the garden, and exposed brick as a characterful feature. Convenience of a pantry cupboard and a separate utility room that also houses a double tray shower. Space for your washing appliances and also a mucky dog room with a shower! Completing the ground floor is a cloakroom/W.C.

Upstairs is a spacious master bedroom with built-in wardrobes, fitted shutters, and a modern en-suite shower room with vanity unit, walk-in rainfall shower, and heated towel rail.

The guest bedroom/two further offers a dressing area with fitted rails, shelving, and en-suite. The two further bedrooms are both doubles sharing a family bathroom with a raindrop shower over the bath and a separate WC.

Outside is an enclosed lawned garden with a stone gravelled patio BBQ area. Side-gated access.

The sweeping driveway offers a great amount of off-street parking and access to the garage with a remote roller garage door.

Viewing is an absolute must to appreciate how beautiful and generously proportioned this home is.

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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