8 The Brickall, Long Marston, Stratford-upon-Avon, Warwickshire, CV37 8QL

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Approximate Gross Internal Area
Ground Floor = 112.81 sq m / 1214 sq ft
First Floor = 113.74 sq m / 1224 sq ft
Outbuilding = 17.53 sq m / 189 sq ft
Garage = 26.90 sq m / 290 sq ft
Total Area = 270.98 sq m / 2917 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

Outbuilding

Ground Floor

First Floor

- Spacious detached family home in the popular village of Long Marston
- Five generous double bedrooms, including two with en suite shower rooms
- Stunning dining kitchen with granite worktops and central island
- Versatile living space plus good sized conservatory
- Three reception rooms
- Fully insulated garden studio with power, ideal as a gym or office
- Double garage with electric doors and generous driveway parking
- Rear garden enjoying uninterrupted views across open countryside

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Asking Price £775,000

Occupying a desirable position in the sought-after village of Long Marston, just west of Stratford-upon-Avon, this substantial five-bedroom detached family home, offers spacious and versatile accommodation, perfectly suited to modern family living. Beautifully presented throughout, the property enjoys generous reception space, a superb open-plan dining kitchen, five double bedrooms (two with en-suites), and a delightful rear garden backing onto open farmland. A fully insulated garden studio, ideal as a home office or gym, together with a double garage and ample driveway parking, complete this exceptional village home.

ACCOMMODATION

The entrance hall, features an attractive tiled floor and a range of built-in storage, including useful under-stair drawer storage, two further storage cupboards and internal access to the double garage.

A separate study provides an ideal space for home working, whilst a cloakroom is fitted with a WC and wash hand basin.

The impressive dining kitchen forms the heart of the home, fitted with an extensive range of matching wall, base and drawer units complemented by granite work surfaces incorporating a stainless steel sink. Cooking facilities include a Stoves range cooker with a five-ring induction hob and canopy extractor over, together with an integrated dishwasher and space for a fridge freezer. A central island provides additional storage, a wine fridge and an excellent social space, while enjoying views over the garden and fields beyond.

Leading from the kitchen is a practical utility room offering further work surfaces, wall-mounted cupboards, a sink, space for household appliances and a door providing side access.

The dining room enjoys doors opening into both the kitchen and conservatory, creating excellent flexibility. Equally suited as a formal dining room, children's playroom or cosy snug, it adapts perfectly to a family's changing needs.

The spacious sitting room features an attractive log-burning stove as its focal point and opens directly into the conservatory.

Flooded with natural light, the conservatory provides an additional reception area overlooking the garden, with doors opening onto the decking and offering further space for dining or relaxation.

To the first floor, the landing provides loft access together with an airing cupboard housing the hot water tank.

The principal bedroom is an excellent size and benefits from an archway leading to a dressing area with fitted wardrobe, together with an en suite comprising a corner shower cubicle, WC and pedestal wash hand basin.

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Bedroom two also enjoys the advantage of its own en suite shower room with shower cubicle, WC and pedestal wash hand basin.

There are three further generously proportioned double bedrooms, all offering excellent accommodation for family members or guests.

OUTSIDE

Outside, the rear garden is predominantly laid to lawn with an attractive decked seating area beneath a pergola. Low-level fencing has been thoughtfully designed to maximise the uninterrupted views across the adjoining agricultural fields. Also in the garden is a fully insulated and plastered garden studio, currently utilised as a gym but equally ideal as a home office, hobby room or creative workspace, complete with electricity.

To the front of the property is a generous driveway providing ample off-road parking and access to the double garage, which benefits from two electric up-and-over doors, houses the boiler and has a useful rear access door.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is a maintenance charge payable of £42 per annum for a contribution towards maintenance of the communal areas. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Superfast Available (Checked on Ofcom Aug26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Aug26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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