



Anville Upper Quinton Stratford-Upon-Avon CV37 8SX

for sale offers over
£495,000



Property Description

Occupying an enviable position overlooking the green in the popular village of Upper Quinton, this detached bungalow enjoys stunning far-reaching countryside views and offers versatile accommodation, attractive gardens, ample parking and a garage.

Ideal for downsizers, retirees or those seeking accessible single-storey living, the property has been thoughtfully adapted to provide wheelchair-friendly accommodation throughout, including a disabled-access wet room.

The beautiful rural outlook is a particular highlight, creating a peaceful setting whilst remaining within easy reach of Stratford-upon-Avon, Evesham and the North Cotswolds. With flexible living space and three bedrooms, this is a home that can easily be adapted to flexible lifestyles and requirements.

Combining village charm, accessibility and breathtaking countryside views, this is a rare opportunity to acquire a spacious bungalow in a highly desirable location.

Description

Situated in the picturesque village of Upper Quinton, this attractive detached bungalow offers spacious accommodation extending to approximately 1,263 sq. ft., whilst enjoying stunning open views across the surrounding countryside. Designed with accessibility in mind, the property is exceptionally wheelchair-friendly throughout, benefiting from an easy-flow layout that makes day-to-day living very practical. The generous sitting room provides an excellent space for relaxation and entertaining, with French doors opening directly onto the garden and allowing plenty of natural light to flood the room. The well-appointed kitchen offers a range of storage and work surface space and benefits from an integrated washing machine and tumble dryer. A Velux roof window floods the room with natural light, whilst a ceiling-mounted pulley clothes airer provides added practicality. A separate conservatory offers an additional reception area and enjoys a pleasant outlook over the gardens, with French doors providing direct access to the outside, creating an ideal space to relax. The property benefits from three bedrooms, offering flexibility for a range of buyers. Bedroom One is a particularly spacious double room and benefits from a vaulted ceiling and a Velux roof window, enhancing the natural light. Bedroom Two is a light, airy double room overlooking the front entrance. Bedroom Three is a versatile room currently used as a dining room and further benefits from an adjoining study/dressing area, providing useful additional space. The bedrooms are served by a thoughtfully designed wet room which has been adapted for disabled access. Features include

wheelchair accessibility, a raised WC, support handrails and a wide entrance doorway, providing both comfort and practicality. Outside, the property enjoys attractive gardens and a superb setting with beautiful far-reaching views over the Meon Hill. The property also benefits from ample off-road parking and a garage.

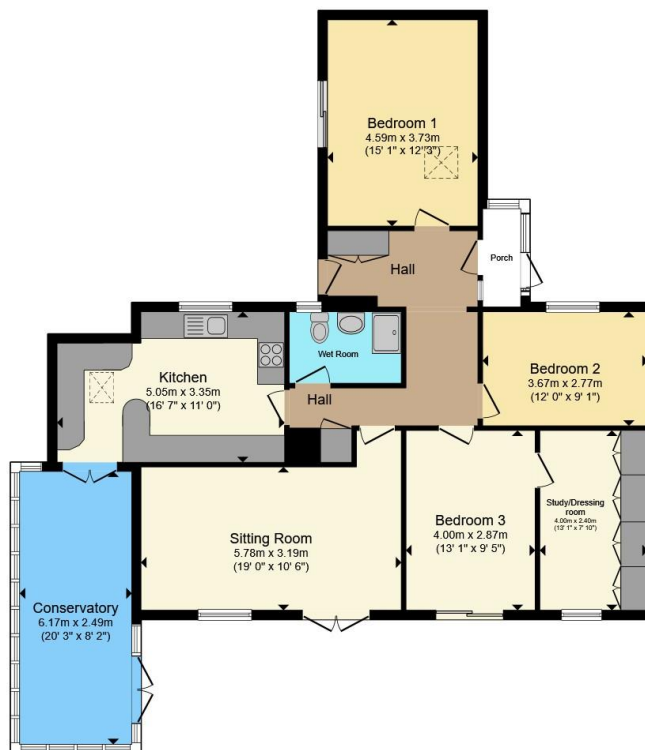
Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 117.4 m² (1,263 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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