

5 Bedroom Detached for Sale - £550,000

Vale Close, Shackleton Village, Stratford upon Avon, CV37 5AL



KEY FEATURES

- Immediate Greenway Access • NO ONWARD CHAIN • 5 Bedrooms • 3 Bathrooms • Study • Garage • Driveway • Integrated Appliances • Countryside Views

Description

An impressive five bedroom detached home occupying a particularly attractive position within Shackleton Village, with an open outlook across the Stratford Greenway, direct access to the walking and cycling route, approximately 1,651 sq ft of accommodation, a substantial detached garage and no onward chain.

Occupying one of the more appealing plots within this popular development, this superb detached home enjoys a wonderful position on the edge of Shackleton Village, with open green space immediately opposite and far-reaching countryside views beyond. The Stratford Greenway runs directly in front of the property, whilst the house itself offers spacious, thoughtfully arranged accommodation over three floors, finished to a high standard throughout.

The welcoming entrance hall has a useful storage cupboard and guest cloakroom. To the front is a separate dining room with an attractive bay window, which could equally serve as an additional sitting room or home office.

The generously proportioned lounge has windows to two elevations and French doors opening onto the rear garden, providing an excellent space for everyday living and entertaining.

The kitchen/dining room is another real highlight, extending to over six metres in length. Fitted with a comprehensive range of sleek, handleless units in a soft grey finish, contrasting work surfaces and integrated appliances, the kitchen incorporates a peninsula with breakfast bar seating. There is ample space for a dining table, whilst French doors open directly onto the garden, making this a particularly sociable room.

On the first floor, the principal bedroom is especially impressive, with its fabulous vaulted ceiling creating a wonderful sense of space and character. Generously proportioned, with windows to two elevations, the room also benefits from fitted wardrobes and a contemporary en-suite shower room. Two further bedrooms are served by a well-appointed family bathroom with a separate bath and shower enclosure.

The second floor provides another generous double bedroom with fitted wardrobe storage and an en-suite shower room. An additional room offers excellent flexibility as a fifth bedroom, study or dressing room.

Outside, the property enjoys an attractive position with an open aspect to the front, overlooking the Greenway and surrounding countryside. The enclosed rear garden is laid predominantly to lawn with paved seating areas, providing space for outdoor dining and relaxation.

A generous driveway provides off-road parking and leads to a substantial detached garage, measuring approximately 6.97m x 3.40m, offering excellent parking and storage facilities.

Shackleton Village is a modern residential development on the outskirts of Stratford-upon-Avon, ideally positioned for enjoying the surrounding countryside whilst remaining within

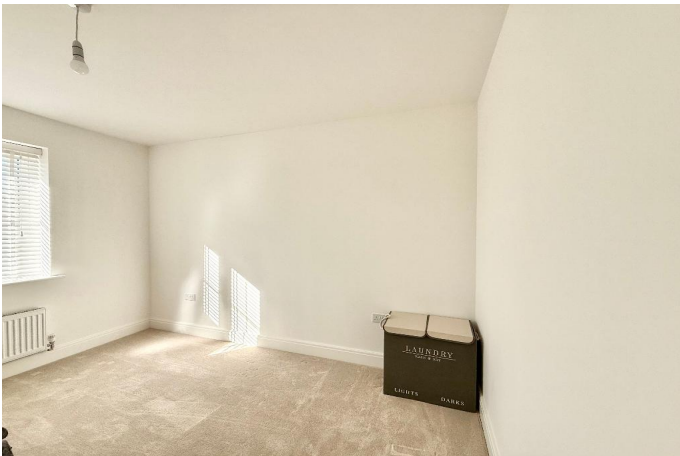


convenient reach of the town's amenities. The Stratford Greenway provides a traffic-free walking and cycling route towards Stratford and the surrounding villages. Stratford-upon-Avon itself offers an excellent selection of shops, restaurants, theatres and schools, together with convenient transport connections.

Offered for sale with no onward chain, this is an excellent opportunity to acquire a spacious, beautifully maintained home in a particularly desirable position within Shackleton Village.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band F with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.

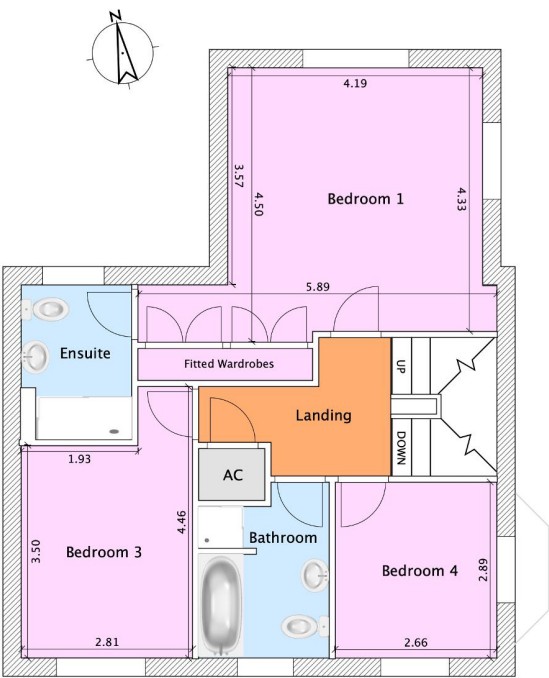






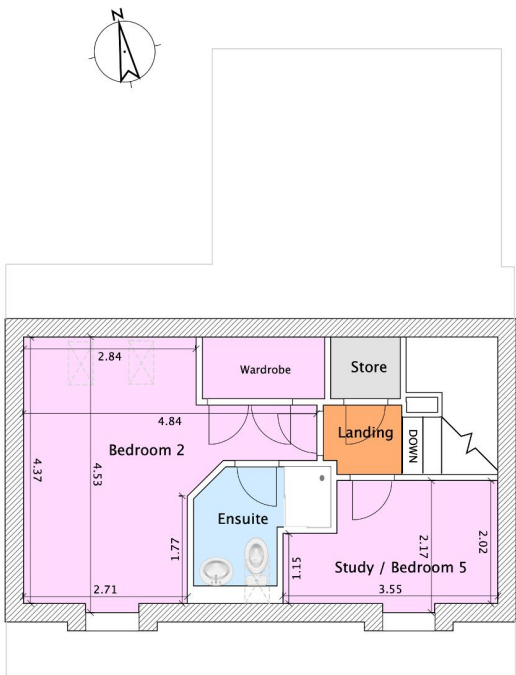
Indicative Floor Plan for illustration purposes only
Approximate Gross Internal Floor Area 1651 ft² / 153.4 m² (excl Garage)

GROUND FLOOR



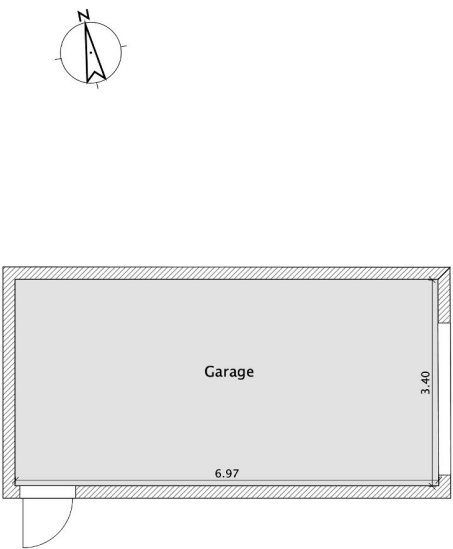
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FIRST FLOOR



Indicative Floor Plan for illustration purposes only

SECOND FLOOR



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GARAGE

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		