

4 Bedroom Detached Bungalow for Sale - £850,000

Orchard Rise, Binton, Stratford upon Avon, CV37 9TP



KEY FEATURES

- Peaceful Cul-de-Sac Position • Stunning Countryside Views • NO ONWARD CHAIN • Open-Plan Kitchen, Dining and Living • Four Double Bedrooms • Luxurious Principal Bedroom + En-Suite • Bedroom Suite with Vaulted Garden Lounge • Potential for Self-Contained Annex • Solar Panels with Battery Storage

Description

Tucked away at the end of a peaceful cul-de-sac in the highly desirable village of Binton, Orchard Rise is an exceptional detached bungalow that perfectly combines contemporary living with the tranquillity of its stunning countryside setting. Enjoying uninterrupted rural views to the rear and offered with no onward chain, this is a rare opportunity to acquire a home that is as adaptable as it is beautiful.

Designed with modern family life in mind, the heart of the home is the impressive open-plan kitchen, dining and living area. Filled with natural light, this superb space seamlessly connects everyday living with entertaining. The stylish kitchen flows effortlessly into the dining and sitting areas, where a wood-burning stove provides a welcoming focal point, while bi-fold doors open onto the terrace and gardens beyond. Whether hosting family gatherings or enjoying a quiet evening overlooking the countryside, this room is undoubtedly the centrepiece of the home.

The accommodation offers an excellent balance of generous proportions and exceptional versatility. The principal bedroom is a spacious and peaceful retreat, complemented by a contemporary en-suite shower room. Bedroom Two is equally impressive, featuring its own vaulted garden sitting room with dramatic glazing, roof lights and direct access to the garden, creating a luxurious private suite that's perfect for relaxing, reading or simply enjoying the views.

One of the property's most appealing features is its flexibility. Positioned alongside the principal bedroom, the separate reception room benefits from its own independent entrance from the front of the property. Together, these spaces offer exciting potential to create a self-contained annex (subject to any necessary consents or alterations), making the property ideal for multi-generational living, independent relatives, long-term guests or even those seeking additional privacy for working from home. Equally, the room lends itself perfectly as a home office, gym, playroom or snug.

A practical utility room provides excellent additional storage and laundry space, helping to keep the main living areas beautifully uncluttered.

Outside, the landscaped rear garden has been thoughtfully designed to make the most of its enviable position. A generous patio provides the perfect setting for outdoor dining and entertaining, while the lawn and mature planting create a peaceful, private environment from which to enjoy uninterrupted views across open countryside. It is a garden that changes beautifully with the seasons and offers a wonderful extension to the living space.

Practicality has been carefully considered throughout. The property benefits from a double garage, extensive driveway parking, solar panels with battery storage, an EV charging point and air conditioning to both the principal living area and Bedroom Two, delivering excellent energy efficiency alongside everyday comfort.

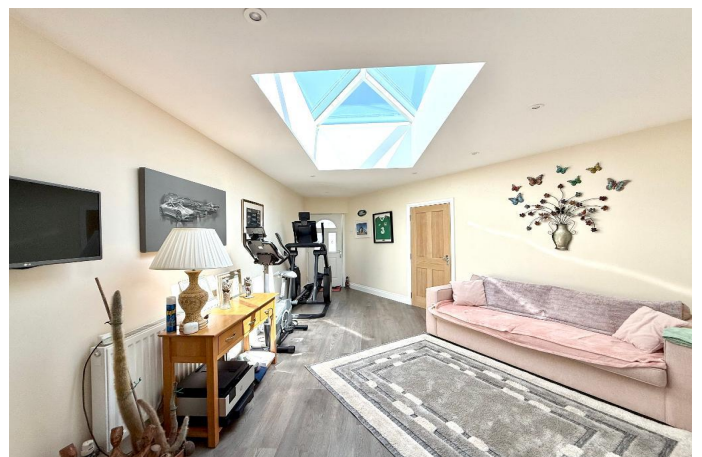
Combining spacious single-storey living with remarkable

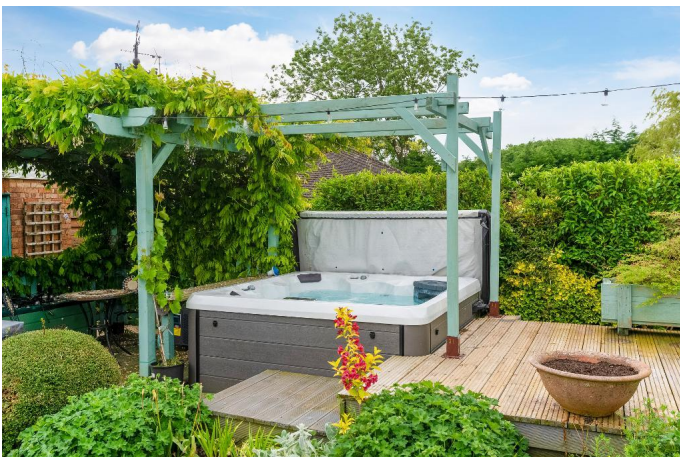


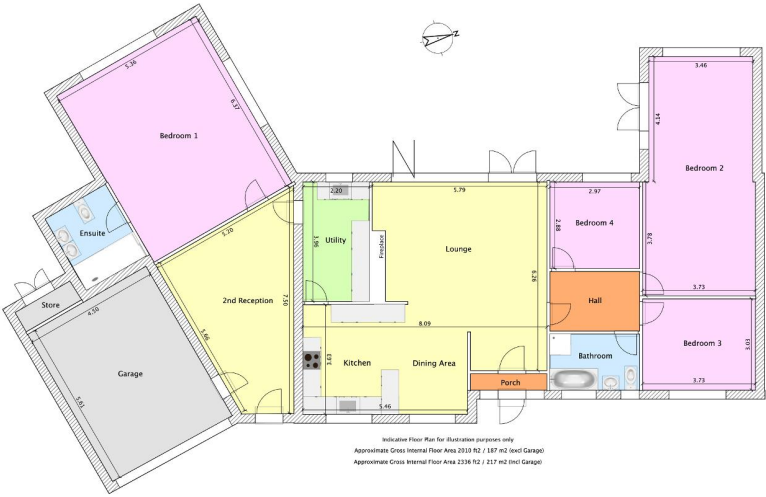
flexibility and an idyllic village setting, Orchard Rise is perfectly suited to families, down-sizers seeking space without compromise, or buyers looking for a home that can adapt to changing needs for years to come.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains electricity and drainage. Heating is via oil-fired central heating, supported by solar panels, a wood-burning stove and heat pumps (reversible air-conditioning) in the lounge and bedroom 2. Council Tax Band F with Stratford Upon Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		