



VAUGHANREYNOLDS
ESTATE AGENTS

Holly Tree House
Binton, Stratford-upon-Avon, CV37 9TW



The Property

Being set back from the road beyond a secluded frontage and electrically operated gate, this modern detached home sits perfectly in its leafy plot, boasting a striking exterior giving glimpses of its contemporary design that flows through the house. The well designed accommodation should appeal to a mixed demographic of buyer, in particular those looking for a versatile home in a prime village location.

In brief, the accommodation comprises; An inviting reception hall with feature central staircase, oak flooring throughout and open aspect to the reception spaces. The sitting room is located to rear, is filled with natural light through dual aspect glazing and enjoys a feature fire as a focal point. There are two more reception rooms including a formal dining room or family room and a home office, complete with bespoke fitted furniture. The heart of this home is the impressive semi open plan family kitchen. Fitted with a comprehensive range of storage, centralised round a granite topped island and breakfast bar, this well-equipped kitchen flows seamlessly through to a flexible area, that could serve as additional seating or dining space depending on a buyers requirements. There is also a useful utility and guest WC.



To the first floor, a central landing with ample space for a relaxed seating, provides a lasting impression with double height ceilings and a feature glazed atrium. From here, you can access four equally impressive double bedrooms and a stylish family bathroom. The main bedroom boasts a walk out balcony, luxury en-suite and dressing room and the guest bedroom also has a modern ensuite shower room.





Externally, the property sits comfortably within its 0.26 acre plot, enjoying an open aspect to rear, which can be enjoyed from both the garden and main bedroom balcony. Being laid mainly to lawn, the outside space has been thoughtfully landscaped to provide a pleasant green backdrop, with well stocked borders offering a variety of shapes and colours all year round. Ideal for parties, a covered terrace abuts the rear of the house and links the reception and spaces, and beyond sits a high-quality garden building extending to approximately 181 sqft, currently presented as a home bar and hobbies room, but could be utilised for countless other purposes. There is a further enclosed area beyond.

To the front of the property, a generous drive provides ample off-road parking, secured by a remotely operated sliding gate.

The Location

Binton is a pretty village, set in the Avon Valley a short distance from the historic market town of Stratford upon Avon with its local amenities and facilities, and close to Welford on Avon and the gateway to the Cotswolds. There are good schools in the area including King Edward V1 and Shotton. Kings High School for girls at Warwick and Warwick Boys' School are highly regarded independent establishments. More detailed information is available from the local Education Office on (01926) 412143.



The area is rich in leisure and recreational amenities, and Stratford is home to the Royal Shakespeare Company. Junction 15 of the M40 motorway is some eleven miles away giving easy access to the national motorway network, Birmingham International Airport and Railway Station, the National Exhibition Centre and major commercial centres of the West Midlands.



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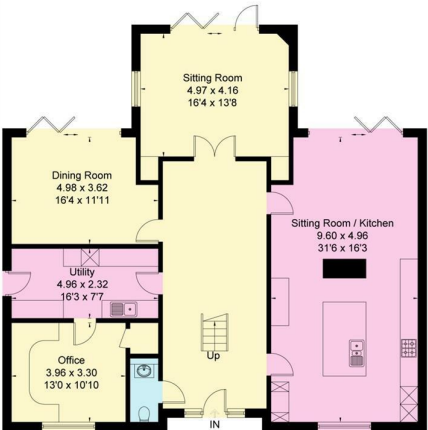
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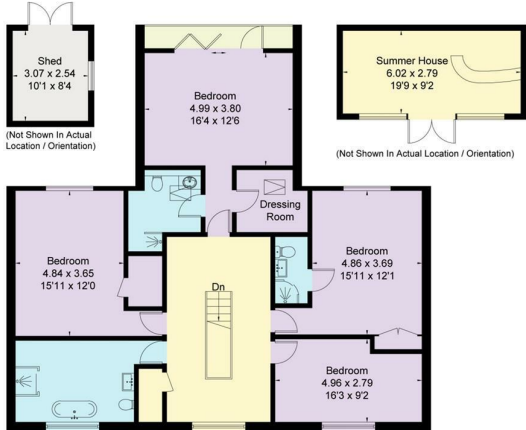
0.26 acre(s)

GENERAL INFORMATION

Approximate Area = 278.5 sq m / 2998 sq ft (Excluding Shed)
 Summer House = 16.8 sq m / 181 sq ft
 Total = 295.3 sq m / 3179 sq ft



Ground Floor



First Floor

Subjective comments in these details imply the opinion of the selling Agent at the time these details 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 make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, electricity and drainage. Oil Fired central heating, under floor heating to the ground floor.

Local Authority: Stratford, Council Tax Band G

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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