



VAUGHANREYNOLDS
ESTATE AGENTS

15 Moles End
Stratford-upon-Avon, CV37 7FP



The Property

Located in a sought after modern development constructed by Messer's Spitfire Homes in 2021, this striking detached home occupies a premium setting and boasts a wealth of high quality finishes throughout. Designed to provide versatile space, centered around an amazing family dining kitchen, this turn key home provides the perfect space for a family or right sizer to enjoy low maintenance living within easy access of Stratford upon Avon town centre and all of the attractions and amenities at hand. Being offered with the remaining term of NHBC warranty and no upward chain, the accommodation in brief comprises;

An inviting reception hall, with stylish oak and glazed framed staircase off, tiled flooring throughout and panel doors off to a WC and cloaks. There is a pleasant living room with feature granite hearth and contemporary inset log burner. The separate study provides the perfect space for home working or hobbies and accompanies a superb open plan family dining kitchen. Equipped to afford ample storage, complimented by sleek quartz worksurfaces and a bank of branded appliances, this working kitchen space blends seamlessly with a generous seating area with bi folding doors to the garden and dining area with feature double height ceiling and glazed atrium to rear. There is also a useful utility / boot room.







To the first floor, a memorable feature landing provides access to four double bedrooms and a stylish principal bathroom, fitted with a modern white suite comprising a panel bath, separate shower, WC and wash hand basin. There are two equally well-appointed en-suite shower rooms, and the main bedroom also benefits from a walk out balcony enjoying distant views over the adjoining countryside and beyond.

Externally, the property sits well within its generous plot, boasting extensive parking for several cars to the front, and a thoughtfully landscaped garden to rear, laid mainly to lawn with mature planted borders and strategically placed terracing to make the most of the due west orientation. There is gated access to the side, leading to a large double garage with electrically operated doors to front, power and lighting.

The Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.





2



4



3



GENERAL INFORMATION

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.

Estate Charge: TBC

Services: All mains services are understood to be connected to the property.

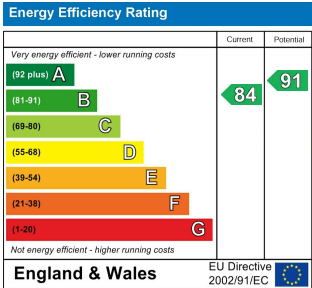
Local Authority: Stratford, Council Tax Band G

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanIt.



VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk