



VAUGHANREYNOLDS
ESTATE AGENTS

11 Morello Close
Stratford upon Avon, CV37 9RR



The Property

Located in a prime setting in a popular new development on the edge of town, this attractive, double fronted detached home was constructed by Messer Miller Homes in 2024 and has since been further enhanced by the current owners. The generous room sizes and ergonomic layout should appeal to a mixed demographic of buyer, along with the convenient setting which is just a short distance from Stratford upon Avon and the countless attractions and amenities at hand.

Positioned on a no through drive, the house is set back beyond a lawned fore garden with central pathway leading to a covered vestibule and part glazed door set. Entering, you are greeted by a welcoming reception hall, with two useful cloaks cupboards, WC and central staircase leading to the upper floor and panel doors off. There are three reception rooms comprising a useful study, ideal for home working, a generous lounge with feature panelling, window to front and double opening doors to a separate dining room or family room, with independent access to the garden and an inner door to the kitchen. This space is beautifully arranged into three zones, affording the option of formal dining, occasional dining and relaxed seating. The kitchen itself is well appointed with a comprehensive range of storage, complimented by sleek quartz worksurfaces, and a bank of integrated appliances. Combined, this space serves as the perfect hub for families and those that wish to entertain whilst preparing meals. The utility room houses the white goods, storage and has a door to side.

To the first floor, a central landing provides access to five bedrooms and a well-appointed family bathroom complete with bath and separate shower. Two bedrooms enjoy equally stylish en-suite shower rooms and the main bedroom boasts a bank of bespoke fitted wardrobes.







Externally, the house sits well within its generous plot, enjoying a due west facing rear garden, laid mainly to lawn with a number of semi mature specimen trees the boundary and raised flower beds. A paved terrace provides space to enjoy alfresco dining in the summer months and links the dining room and kitchen spaces together. There is gated access to the side, leading to a double width driveway, and double garage with up and over doors to front, light and power.

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.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





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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.

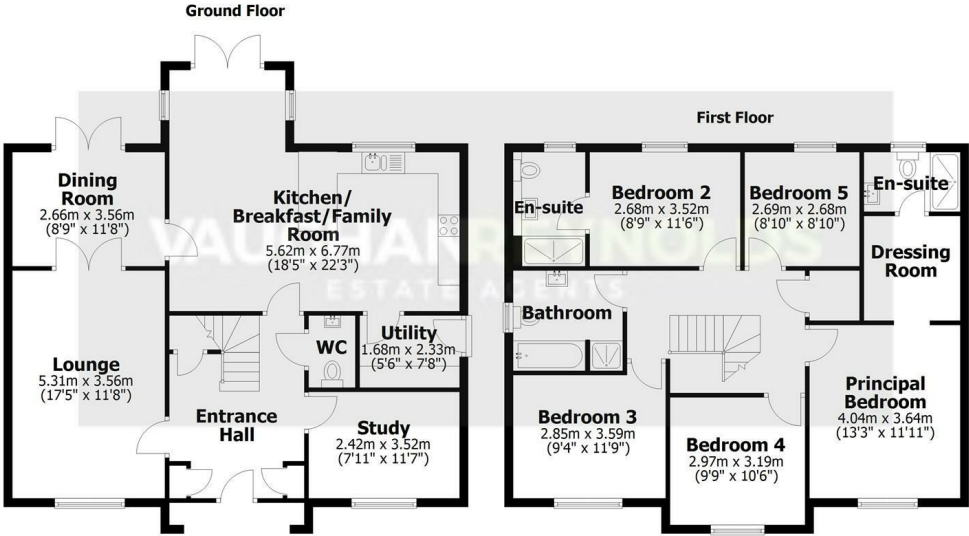
Tenure: The property is Freehold with vacant possession upon completion of the purchase. There is an annual estate charge for the upkeep and maintenance of the open green spaces which is yet to be confirmed.

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

Local Authority: Stratford, Council Tax Band G

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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 PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(69-80) C			
(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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