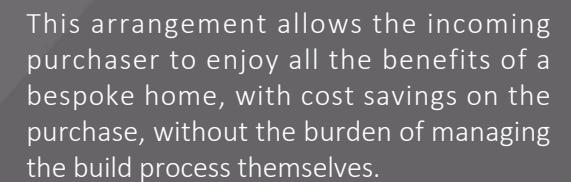




**VAUGHANREYNOLDS**  
ESTATE AGENTS

Fieldings, Alveston Lane  
Alveston, CV37 7QD









## SCHEDULE OF INTERNAL ROOM SIZES

### Ground Floor

Hall (Inc. Cloaks) (7.3m x 4.4m)  
Lounge (8.0m x 6.3m)  
Sitting Room (5.6m x 6.5m)  
Dining Room (5.8m x 4.4m)  
Family Room (6.3m x 5x2m)  
Kitchen (4.7m x 4.9m)  
Pantry (1.9m x 1.6m)  
W.C. (1.7m x 1.6m)  
Utility (1.9m x 1.8m)  
Lobby (1.8m x 3.2m)  
Double Garage (6.0m x 6.0m)

### First Floor

Main Bedroom (5.3m x 6.3m)  
En Suite (2.7m x 3.0m)  
Dressing Room (2.8m x 2.1m)  
Bedroom 2 (3.4m x 6.3m)  
En Suite (2.0m x 3.0m)  
Dressing Room (2.7m x 2.0m)  
Bedroom 3 (3.7m x 4.4m)  
En Suite (3.1m x 1.9m)  
Gallery (10.1m x 1.3m)  
Bedroom 4 (3.8m x 4.5m)  
En-suite (3.8m x 1.8m)  
Bedroom 5 (4.2m x 4.5m)  
En Suite (4.9m x 1.8m)  
Laundry Room (1.8m x 1.3m)

Working within a carefully managed framework, the buyer will have the freedom to personalise the specification, finishes, and detailing to their exact preferences, while benefitting from the experience, efficiency, and craftsmanship of a trusted construction team. The project will be supervised by an architect, and overseen and coordinated by the developer to ensure the final home is completed on time, on budget, and exactly as agreed.

This collaborative structure brings notable cost advantages compared with buying a finished build, and enables purchasers to move forward with clarity and confidence.

Prospective buyers are warmly invited to explore the options, discuss the build pathway, and discover how this unique approach can deliver a bespoke home of exceptional quality in a seamless, fully managed way.

### The Location

Lying just two miles from Stratford-upon-Avon, the much sought-after village of Alveston enjoys an idyllic setting amidst rolling Warwickshire countryside.

It offers a delightful mix of period, character and contemporary homes, together with an historic church, village green and the highly regarded Ferry Inn.

Local amenities and everyday shopping are close by in Tiddington, approximately a mile away, while Stratford's cultural, educational and leisure facilities are all within easy reach.

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.

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

Local Authority: Stratford, Council Tax Band

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.

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