



VAUGHANREYNOLDS
ESTATE AGENTS

17 Corfield Drive
Lower Quinton, Stratford-Upon-Avon, CV37 8TL



The Property

Set within a sought-after and thoughtfully designed residential development in the heart of Lower Quinton village, 17 Corfield Drive is a striking, double-fronted detached home built in 2020 by Bromford Housing. Perfectly positioned to enjoy village life while having the Cotswolds countryside and Stratford-upon-Avon just moments away, this beautifully presented property offers contemporary living with timeless appeal.

From the moment you arrive, the home's attractive façade and open front aspect create a strong first impression. Inside, the accommodation is light, airy and immaculately finished throughout, ideal for modern family living.

The welcoming reception hall provides access to a cloakroom and WC and sets the tone for the quality found within. The sitting room, enhanced by a charming bay window, offers a calm and comfortable retreat, while a versatile second reception room provides flexibility as a dining room, study or family room, perfectly adapting to your lifestyle.

At the heart of the home lies the impressive breakfast kitchen, superbly equipped with an extensive range of contemporary units, integrated appliances and a stylish breakfast bar. There is ample space for a breakfast table, creating a sociable and practical environment for everyday living. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor space. A separate utility room adds further convenience and practicality.

To the first floor, a central landing leads to four well-proportioned bedrooms. The principal bedroom benefits from a sleek, modern en-suite shower room, while the remaining bedrooms are served by an equally well-appointed family bathroom, both finished to a high standard.

Outside, the landscaped rear garden has been designed for ease of maintenance and enjoyment, featuring artificial lawn, shaped borders, a resin pathway and a dedicated area for alfresco dining—perfect for entertaining or relaxing in the warmer months. To the side, a single garage with personnel door is complemented by a tandem driveway and gated access to the garden.

The property further benefits from open views to the front and the remaining term of the NHBC warranty, offering reassurance and peace of mind.

17 Corfield Drive is an exceptional opportunity to acquire a modern, stylish home in a thriving village location—perfectly balancing countryside charm with contemporary comfort.

The Location

The small village of Lower Quinton lies approximately seven miles to the south of Stratford-upon-Avon, off the B4632, in a largely rural area. The village is bypassed by the B4632 and is situated on an unclassified side road. The village features a popular junior and infant school, doctor's surgery, post office and shop, a 16th Century public house - The College Arms. The Cotswolds are a short journey away, with countless attractions and amenities readily available.







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: Mains, electric water and drainage are understood to be connected to the property. LPG Gas.

Local Authority: Stratford-upon-Avon District Council.

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.

To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on 01789 292659 to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Mortgages: We can offer you free tailored mortgage and insurance advice, with the added peace of mind that you are being supported by professional industry experts, throughout the whole process. Immediate Mortgage Solutions offer a comprehensive, whole of market mortgage service, with no fees and no obligation. Please call Daniel Quinn on 07395 794 539 or contact by e-mail, dan@immediatemortgagesolutions.co.uk .

VAUGHAN REYNOLDS

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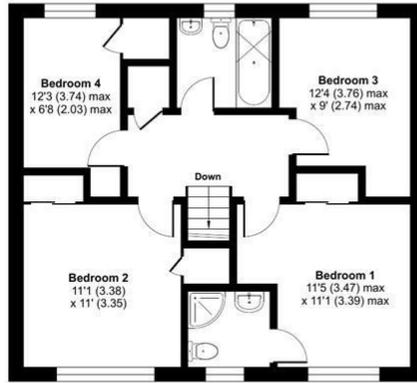
Corfield Drive, Stratford-upon-Avon, CV3

Approximate Area = 1269 sq ft / 117.9 sq m

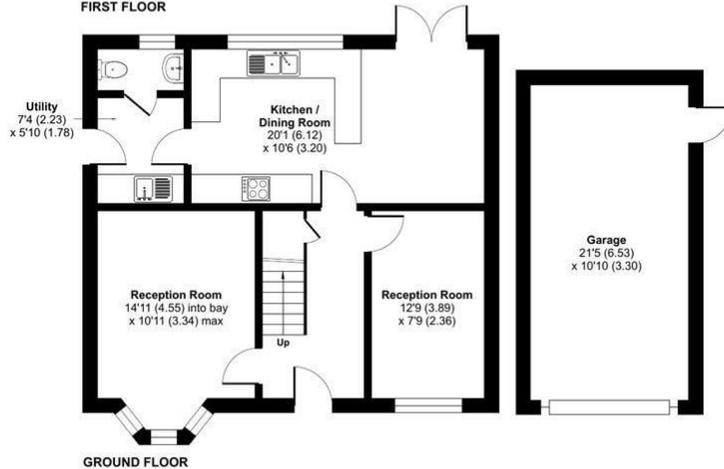
Garage = 232 sq ft / 21.5 sq m

Total = 1501 sq ft / 139.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Vaughan Reynolds. REF: 1403471

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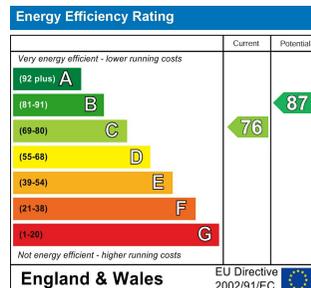
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Electric, water and drainage are understood to be connected to the property. LPG Gas.

Local Authority: Stratford, Council Tax Band F

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