



VAUGHANREYNOLDS
ESTATE AGENTS

10 Oaktree Close
Bearley, Stratford-Upon-Avon, CV37 0SD



The Property

Occupying a prominent corner position within the heart of the ever-popular village of Bearley, this beautifully enhanced semi-detached home offers stylish contemporary living, thoughtfully redesigned by the current owners to an exceptional standard throughout.

From the moment you arrive, the property's attractive kerb appeal is unmistakable, with its handsome oak framed porch, anthracite-coloured windows and generous frontage creating an immediate impression of quality and character. Ideally situated, the home enjoys convenient access to Stratford-upon-Avon and Henley-in-Arden, whilst also benefitting from the excellent amenities available within Bearley and the surrounding villages.

Internally, the accommodation has been transformed with a tasteful modern aesthetic that perfectly complements the home's original charm. A welcoming entrance hall leads through to a cosy snug featuring an attractive fireplace, creating an ideal retreat for quieter evenings. Beyond, an inner hall provides access to a stylish ground floor shower room/utility and cloak storage with Kardean flooring, offering excellent practicality for modern family life.

The separate living room with its Kardean flooring is rich in warmth and atmosphere, centred around an impressive inglenook fireplace with log burner, whilst an oak door opens into the true heart of the home — a stunning open-plan dining kitchen extending across the full width of the property. Designed with both entertaining and everyday living in mind, this exceptional space benefits from a semi-vaulted ceiling, enhancing the feeling of light and volume throughout. The kitchen itself is superbly appointed with an extensive range of contemporary cabinetry, contrasting Earthstone work surfaces, Kardean flooring and a bank of premium integrated appliances. Bifold doors seamlessly connect the interior to the rear garden, creating an effortless indoor-outdoor lifestyle.







To the first floor, a central landing leads to three well-proportioned bedrooms, two of which enjoy fitted wardrobes, alongside a beautifully refitted shower room featuring an oversized walk-in shower and contemporary vanity unit.

Externally, the property continues to impress. The landscaped rear garden is a true highlight, thoughtfully designed with mature planting, vibrant seasonal colour and a variety of patio seating areas ideal for outdoor entertaining and relaxation. Gated vehicular access provides secure private parking if required, while additional utility space to the side and a generous fore garden further enhance the home's practicality.

Offered for sale with no upward chain, this is a rare opportunity to acquire a stylish village home combining character, quality and convenience in equal measure.

The Location

Bearley is a popular Warwickshire village lying approximately north of Stratford-upon-Avon. It is surrounded by attractive open countryside yet lies only five miles from Stratford-upon-Avon, which offers an extensive range of excellent shopping, sporting, cultural, social and recreational amenities.

The village enjoys the benefit of its own village hall, historic church, popular golf course and gliding club, and Bearley Railway Station provide regular train services between Stratford-upon-Avon and Birmingham, all of which are located within easy reach. Junction 15 of the M40 motorway lies approximately six miles distant, enabling fast travelling throughout the Midlands conurbation and beyond, whilst there are regular mainline train services from Warwick Parkway to London.





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Total area: approx. 118.0 sq. metres (1270.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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.

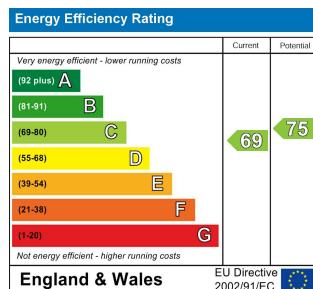
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

Local Authority: Stratford, Council Tax Band C

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