



VAUGHANREYNOLDS
ESTATE AGENTS

7 Barnes Close
Luddington, Stratford-Upon-Avon, CV37 9UA



The Property

Constructed by Cameron Homes in 2021 and subsequently enhanced by the current owners, 7 Barnes Close represents an outstanding contemporary family home, offering almost 3,000 sq ft of impeccably finished accommodation in one of Luddington's most desirable modern developments. Occupying a generous plot within this mature collection of executive homes, the property enjoys a peaceful semi-rural setting with leafy surroundings, open countryside and far-reaching views, whilst remaining conveniently positioned for Stratford-upon-Avon and the surrounding road network.

Thoughtfully extended to the rear, the home has been significantly improved to create even greater versatility and an exceptional level of everyday living. The extension has enlarged the already impressive kitchen and principal suite, whilst also introducing a superb multi-functional ground floor room with adjoining shower room, ideal as a guest bedroom, annexe potential, hobbies room, gym or independent workspace with underfloor central heating throughout the downstairs.

An inviting reception hall immediately sets the tone, with a central staircase rising to the first floor, a guest cloakroom with WC and attractive solid oak internal doors leading through to the principal living spaces. To the front of the property, a beautifully presented sitting room enjoys a deep bay window overlooking the frontage, complemented by a contemporary inset fireplace, creating a wonderfully comfortable retreat away from the main entertaining areas. A separate study provides the perfect environment for those working from home or requiring a dedicated office.

Undoubtedly the heart of the home is the spectacular open-plan family kitchen, dining and living space spanning the rear of the property. Flooded with natural light through an impressive bank of bi-folding doors, this exceptional room has been designed for modern family life, effortlessly combining generous areas for cooking, dining and relaxing. The bespoke fitted kitchen offers an extensive range of cabinetry, a substantial central island with breakfast bar seating and a comprehensive selection of premium integrated appliances, all finished to an exacting standard.

A well-equipped utility room provides valuable additional storage and workspace before leading through to an inner lobby, which in turn gives access to the versatile ground floor reception room. With further doors opening directly onto the garden and its own stylish en-suite shower room, this flexible space offers excellent potential as a fifth bedroom, guest suite, hobbies room or home gym. Internal access is also provided to the attached double garage, complete with sectional electric door, charging point.







The first floor continues to impress. A spacious galleried landing creates an elegant central focal point and leads to four generously proportioned bedrooms together with a beautifully appointed family bathroom. Bedrooms two and three are served by a contemporary Jack and Jill en-suite shower room, making them ideal for growing families or visiting guests.

The principal suite is a particular highlight, thoughtfully enlarged during the extension to create an indulgent private retreat. Incorporating a dedicated dressing area with fitted wardrobes, the bedroom also enjoys both a Juliet balcony and a separate walk-out balcony, perfectly positioned to take advantage of the wonderful far-reaching countryside views. Completing the suite is a luxurious contemporary shower room finished to an exceptional standard.

Outside, the property occupies one of the most impressive plots within the development. The generous south facing rear garden is predominantly laid to lawn with automatic sprinkler system, complemented by an extensive paved terrace that seamlessly connects the rear of the house, providing an outstanding setting for outdoor dining, entertaining and family life. Mature planting continues to establish, enhancing both privacy and the attractive leafy surroundings.

To the front, a substantial block-paved driveway provides ample off-road parking for several vehicles and leads directly to the attached double garage with electric vehicle charging point, completing what is an exceptional family home that successfully combines luxurious modern living with an enviable village setting.

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.





3

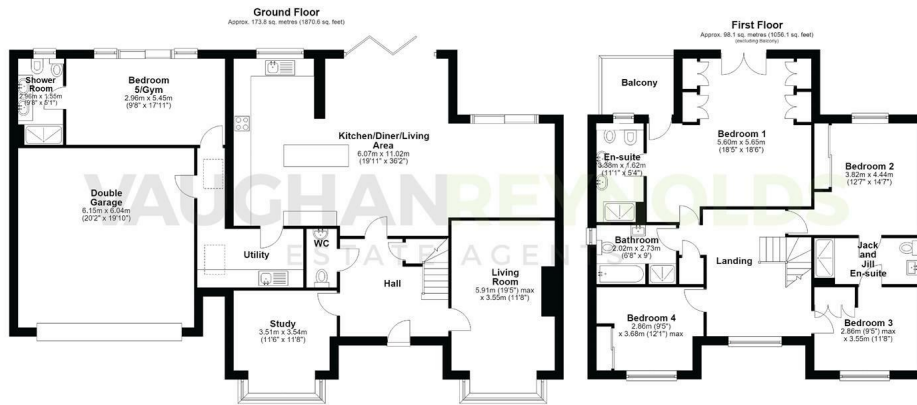


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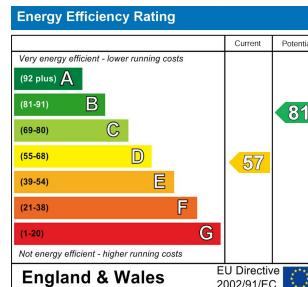


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Total area: approx. 271.9 sq. metres (2926.7 sq. feet)
DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative 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. N.B. Some of the images used may have been enhanced using CGI.

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 electricity, water and drainage are understood to be connected to the property. Communal LPG Tank (separately metered).

Local Authority: Stratford, Council Tax Band G

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