



VAUGHANREYNOLDS
ESTATE AGENTS

19 Guild Road
Aston Cantlow, Henley-In-Arden, B95 6JA



The Property

Occupying a desirable position within the heart of the ever-popular village of Aston Cantlow, this thoughtfully extended semi-detached home has been transformed by the current owners into a beautifully presented family home, offering generous and versatile living space perfectly suited to modern lifestyles. With a stunning extended kitchen, impressive garden room, converted garage and beautifully landscaped gardens, this is a property that must be viewed to be fully appreciated. The village itself offers a wonderful sense of community, with a highly regarded village pub, community shop and excellent access to the surrounding Warwickshire countryside.

A welcoming entrance porch opens into an inviting reception hall, leading through to a superb open plan living and dining room. Filled with natural light from the front-facing window, this stylish space is centred around an eye-catching bespoke entertainment wall, incorporating fitted shelving, a television recess and a contemporary real-flame effect fire, creating an attractive focal point for everyday living. Quality wood flooring flows seamlessly into the dining area, where bi-folding doors open into an impressive garden room. With roof lanterns, dual aspect glazing and French doors opening onto the garden, this versatile space provides the perfect setting for entertaining, relaxing or simply enjoying views of the beautifully landscaped gardens throughout the year.





The kitchen is undoubtedly one of the home's standout features, expertly designed with a striking combination of contemporary black and walnut-effect cabinetry, complemented by sleek natural stone work surfaces. A comprehensive range of integrated appliances is accompanied by space for additional white goods, creating a stylish yet highly practical workspace for keen cooks and busy families alike.

Beyond the kitchen, the converted garage offers valuable additional accommodation, making it ideal for those working from home or requiring flexible living space. A useful ground floor WC and side door providing direct access to the garden complete the ground floor accommodation.

To the first floor, a central landing serves three well-proportioned bedrooms, together with a beautifully appointed family shower room, fitted with an oversized walk-in shower, WC and wash hand basin, all finished to a contemporary standard.

Outside, the gardens have been thoughtfully landscaped to create a series of attractive outdoor spaces. A generous paved terrace adjoins the house, complete with a covered entertaining area, ideal for al fresco dining whatever the weather. A central pathway, flanked by well-maintained lawns, leads to a further seating terrace at the far end of the garden, providing a peaceful spot to unwind. Secure timber fencing surrounds the garden, with gated side access leading to the front, where a generous driveway provides ample off-road parking for several vehicles.

Beautifully presented throughout, thoughtfully extended and occupying an enviable village setting, this exceptional home offers an outstanding opportunity for buyers seeking stylish family living in one of Warwickshire's most sought-after villages.





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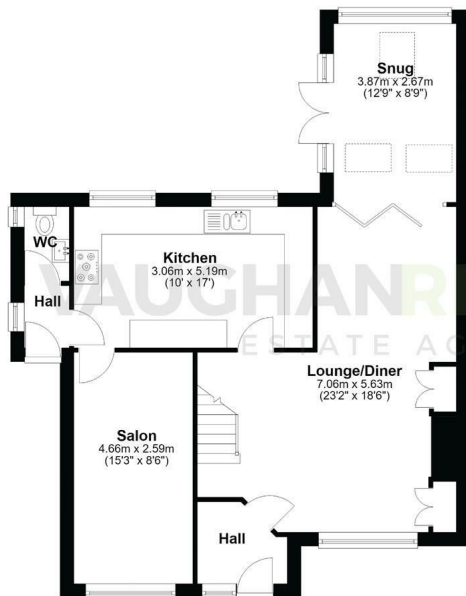


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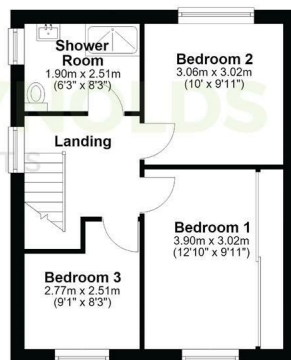




Ground Floor
Approx. 77.7 sq. metres (836.8 sq. feet)

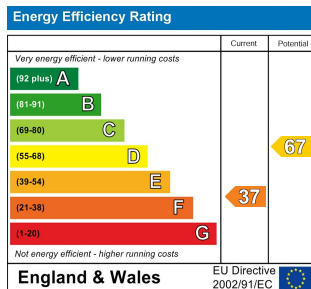


First Floor
Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 117.5 sq. metres (1264.4 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 AI.

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 water, electric and drainage are understood to be connected to the property. Heating is oil fired, with LPG for the gas hob.

Local Authority: Stratford, Council Tax Band D

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