



VAUGHANREYNOLDS
ESTATE AGENTS

6 Masons Close
Wilmcote, Stratford-upon-Avon, CV37 9FH



Property Description

Located in a delightful, leafy backwater setting in the heart of Wilmcote, a desirable village nestled on the outskirts of Stratford-upon-Avon, this modern, end of terrace home boasts a wealth of well-presented accommodation throughout, extending to approximately 2106 square feet (inclusive). The versatile space available affords various lifestyle options for the occupants and should appeal to wide mix of buyers, in particular those looking to embrace village life with a need for a spacious home.

Approaching the property via a long gravelled drive, the property sits at the end row with parking to the fore, and is safe and private from passing traffic. Entering the property, you are greeted by an inviting entrance hall with wood flooring, cloaks, WC and stairs rising to the upper floor.

The lounge is a cosy yet spacious room, with bay window to front, bespoke fitted storage and an inset log burner on a Welsh slate hearth.

The kitchen, breakfast and family room is a semi open-plan space, with three zoned areas defining their use and purpose. The family room has French doors to the garden, as does the dining space, which then leads seamlessly through to a modern, well-equipped kitchen. Being fitted with a bank of storage with hand painted door fronts and contrasting granite worksurfaces over, there are various integrated appliances and an inner door then leads to a super, multi-purpose garden room. You can also access the integral double garage from here, which has a dedicated utility space.

To the first floor, a galley landing provides access to each of the four good size bedrooms and a stylish family bathroom. Two of the bedrooms have equally well equipped en-suite shower rooms.

Externally, there is a pleasant enclosed garden to rear, which is laid mainly to lawn and benefits from the evening sun. It has two areas of terracing affording flexible space for alfresco dining. The mature planted shrubs and trees to boundary provide a heightened feeling of seclusion and privacy. To the front of the property, a gravel drive provides ample off road parking and access to an attached double garage.

Location

Wilmcote is a delightful small village, lying approximately three and a half miles north-west of Stratford-upon-Avon. It is a thriving village with a local shop, Country Inn, excellent junior and infant school and railway station. Wilmcote is ideally placed for access to Stratford-upon-Avon, as well as the towns of Solihull, Warwick and Leamington Spa. The village is surrounded by delightful Warwickshire countryside providing bridleways and countryside walks. The NEC, Birmingham International Airport and Railway Station, together with the M40, are also readily accessible.







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-upon-Avon District Council. Tax Band G.

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