



VAUGHANREYNOLDS
ESTATE AGENTS

5 Church Lane
Bearley, Stratford-Upon-Avon, CV37 0ST



The Property

Tucked away within a quiet leafy cul-de-sac in the heart of the ever-popular village of Bearley, this detached bungalow enjoys an enviable position, combining a peaceful setting with excellent access to both Stratford-upon-Avon and Henley-in-Arden. Having been well cared for over the years, the property now presents an exciting opportunity for a new owner to remodel and modernise, creating a superb long-term home tailored to their own tastes and requirements.

The accommodation begins with a welcoming reception hall, complete with useful cloaks storage and WC, from which all principal rooms are accessed. The generous living space is arranged in an L-shaped configuration, providing clearly defined lounge and dining areas whilst retaining an open and sociable feel. A feature fireplace creates an attractive focal point, while a large window and French doors allow natural light to flood the room and provide a pleasant connection with the rear garden.

The kitchen is practical and well-proportioned, fitted with a range of units and benefiting from a window overlooking the front garden together with a useful utility with side door providing convenient external access.

There are two comfortable double bedrooms, one enjoying the benefit of an en-suite shower room, whilst the second is served by a separate principal bathroom fitted with a bath, wash hand basin and WC.







Outside, the property continues to impress. The rear garden has been thoughtfully landscaped to create an attractive yet manageable outdoor space, featuring a paved terrace, shaped lawns and established planted borders that provide colour and interest throughout the seasons, together with an excellent degree of privacy. A gated side pathway leads to the front of the property, where a mature front garden complements a generous driveway providing off-road parking and access to the attached single garage.

Offered to the market with no upward chain, this is a rare opportunity to acquire a bungalow in one of the area's most desirable village settings, with the chance to add value and create a home perfectly suited to modern living.

The Location

Bearley is a popular Warwickshire village lying approximately five miles 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, Bearley Sports and Social club, historic church, popular golf course and gliding club. 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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Ground Floor
Approx. 100.6 sq. metres (1082.4 sq. feet)



Total area: approx. 100.6 sq. metres (1082.4 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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

Local Authority: Stratford, Council Tax Band F

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