



## Pantiles Weston Road, Stratford-Upon-Avon, CV37 8JY Offers Over £650,000

Welcome to the market this beautifully presented and modernised three-bedroom detached bungalow set on a generous plot within the hamlet of Weston On Avon. The property boasts stunning views all around and is ideally located for those who enjoy lovely countryside walks with convenient routes along the river leading to the historic Stratford-upon-Avon and village of Welford. There is a local farm shop in the village and home to the 15th century All Saints Church.

You are greeted inside by a spacious entrance hallway that features a handy storage cupboard. The lounge dining room/study area, a delightful space, thoughtfully divided into two areas complete with a feature fireplace and bathed in natural light creating an inviting atmosphere for relaxation and social gatherings. The heart of the home is undoubtedly the kitchen dining area, fitted with charming "cottage style" units. It includes modern conveniences such as an integrated dishwasher, microwave, and range cooker, along with ample space for a fridge freezer and dining table, making it perfect for family dinners and entertaining guests. The property also features a separate utility room and a convenient cloakroom. The garage has been converted into a generous double bedroom along with the two remaining double bedrooms complemented by a modernised family bathroom with separate shower. Ascending the stairs, you will discover a versatile loft room, enhanced by triple velux windows and a door leading to further loft space, offering endless possibilities for use. The standout feature of this home is the beautifully landscaped rear garden with open countryside beyond. Ideal space for the children to play, relaxing in the sunshine, or for gardening enthusiasts to indulge their passion. The front driveway accommodates multiple vehicles, adding to the convenience of this lovely property.

Renovated to a very high standard, this bungalow is truly turn-key ready, awaiting the next family to make it their own

## Approach/ Driveway



## Entrance Hallway



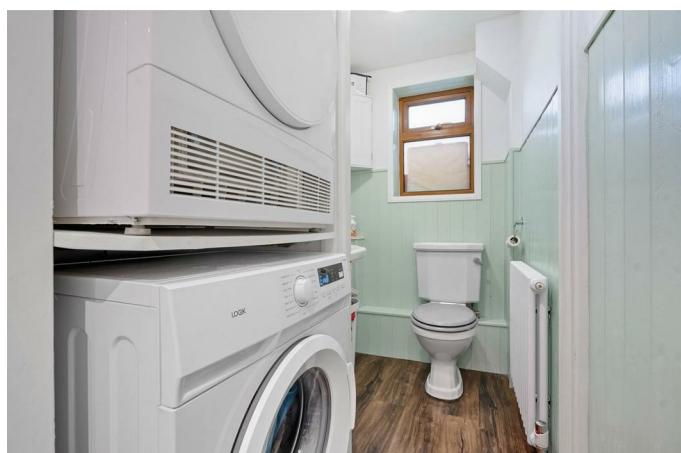
## Lounge/ Dining 22'10 x 15'9 (6.96m x 4.80m )



## Kitchen/ Dining 28'4 x 10'11 (8.64m x 3.33m)



## Utility Room



## W.C

## Bedroom One

21'0 x 7'3 (6.40m x 2.21m)



## Family Bathroom



## Bedroom Two

14'10 x 12'0 (4.52m x 3.66m)



## Bedroom Three

13'10 x 11'11 (4.22m x 3.63m)



## Loft Room

29'1 x 11'11 (8.86m x 3.63m)



## Rear Garden



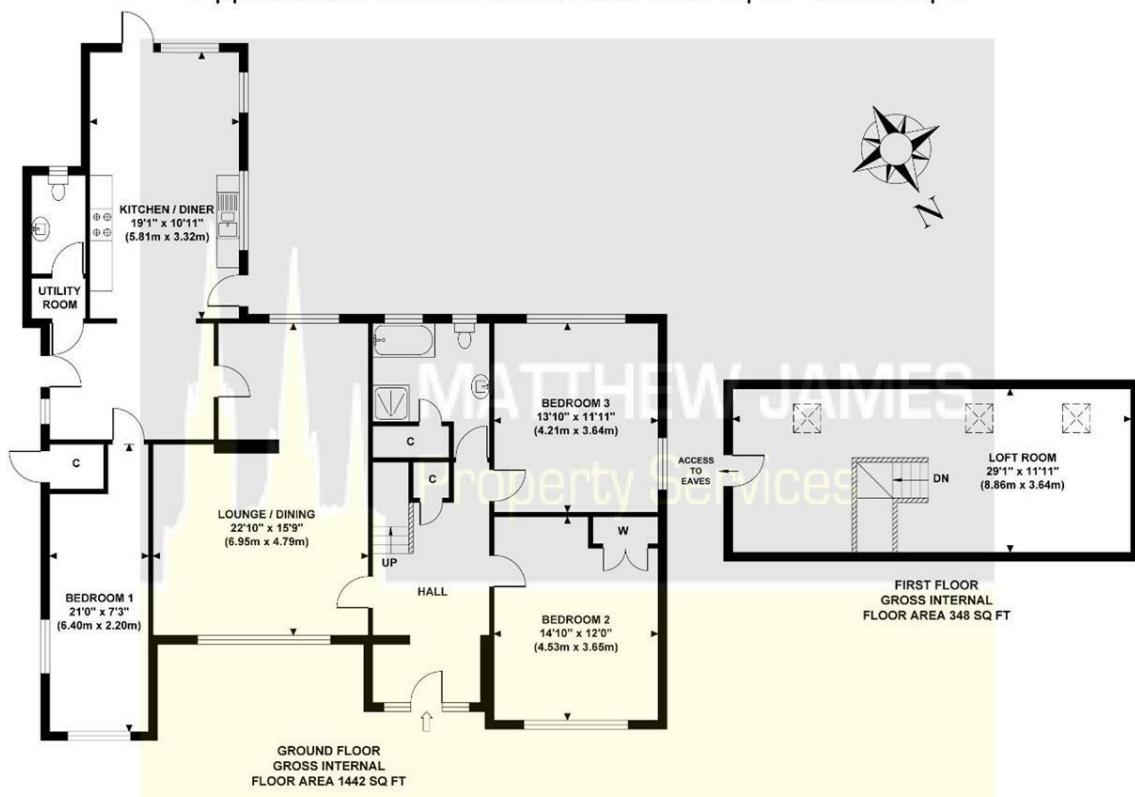
## Aerial Views



## Floor Plan

### PANTILES WESTON ROAD

Approximate Gross Internal Area 1790 sq ft / 166.30 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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