



Oak Court, Lower Quinton, CV37 8LJ

£305,000

 **KING**  
HOMES

The Wessex Classic is a stylish and sophisticated home that exudes luxury throughout. Situated at Marston Edge, in an exquisite rural residential development, it is surrounded by breath-taking countryside views.

Featuring a breakfast island in the kitchen, with plenty of practical cupboard space and integrated appliances, the kitchen is a stylish place to socialise whilst also providing practical workspace too.

The lounge has luxurious features throughout, combining an open-plan space to get comfortable on the sofa or wine and dine guests that are coming to stay.

The bedrooms have unique featured panelled walls, freestanding white furniture and are light, bright and inviting, the perfect space to add your own personal touches.

Marston Edge is located in Lower Quinton, just six miles south of the historic Stratford-upon-Avon. The closest train station is Stratford Parkway, giving access to Birmingham Snow Hill, Kidderminster and Solihull. There are also great motorway links to M42 and M40, London bound.

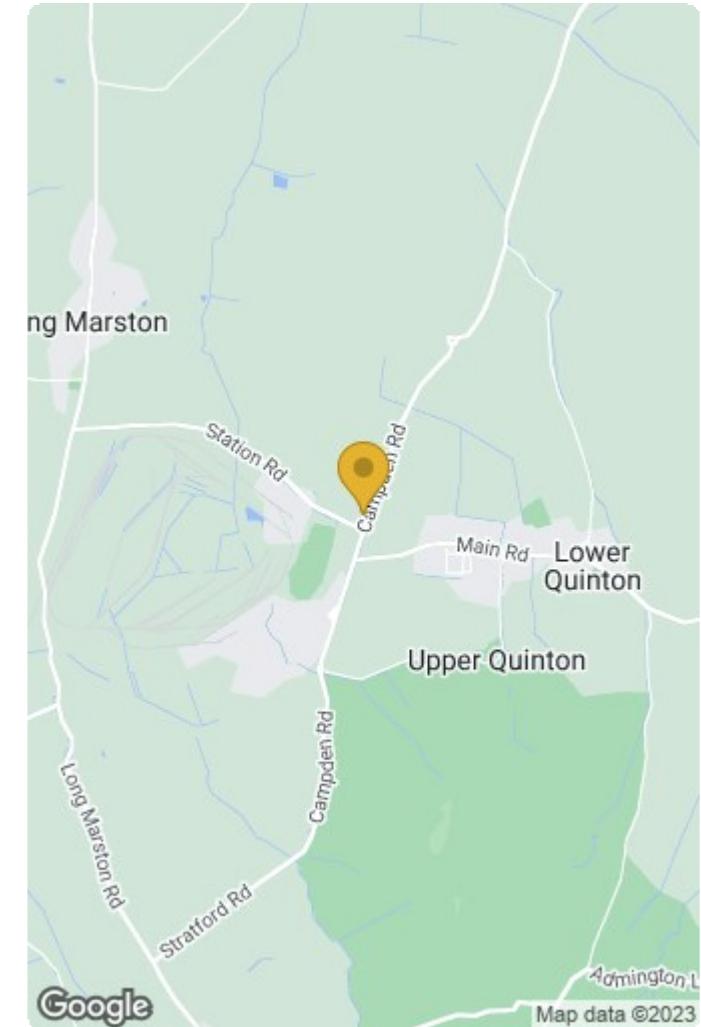
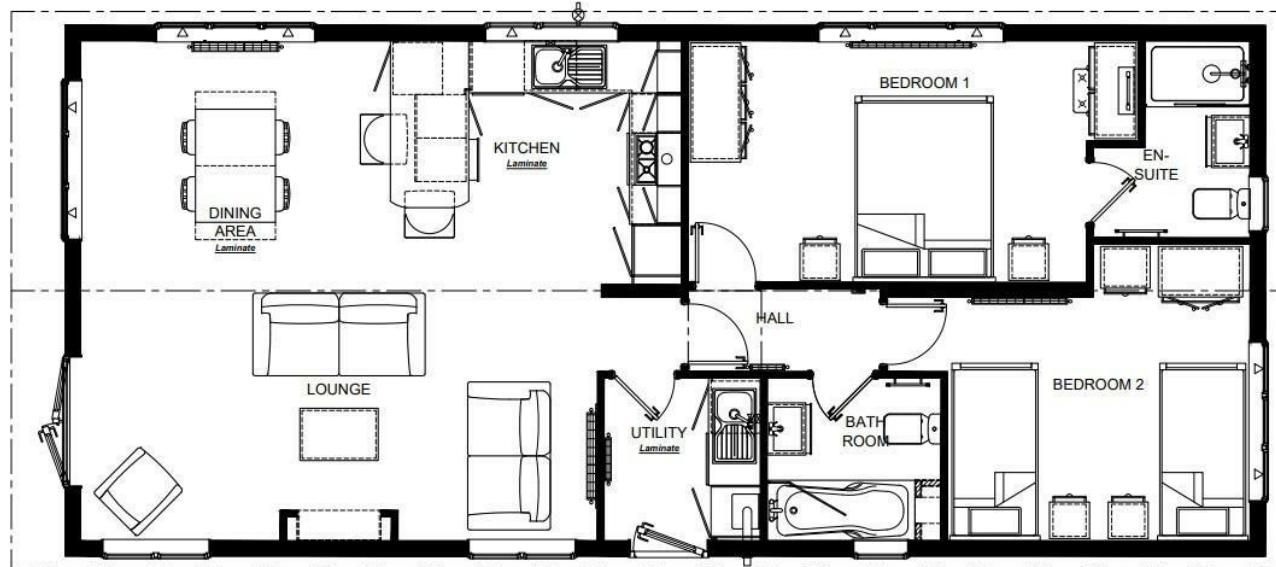
\*To claim the special offer, you just need to place a deposit on this home before 31/12/2022 and you will receive FREE GAS AND ELECTRIC for 2 years. Contact us for more information on this offer and for full terms and conditions.



There is no stamp duty when purchasing a park home and  
council tax is the lowest rate at band A  
Park rules - Ages restrictions: 50 and above  
Pets: Marston edge is a pet friendly park, generally one dog  
or cat per household







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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	