



KING
HOMES

Barley Fields, Stratford-Upon-Avon, CV37 8SN

Price £563,500

1977 sq ft approx Stunning FIVE BEDROOM Detached property nestled in the picturesque village of Long Marston, located in a small development of just over 40 houses. This exceptional detached residence offers a perfect blend of modern living and serene countryside views. Situated on a private driveway, the property enjoys tranquil, open field views to the front. With ample driveway parking for two vehicles, a garage, and a beautifully landscaped rear garden, this exceptional residence is designed for both comfort and convenience.



Upon entry, the spacious hallway sets the tone for this beautifully designed home, with stairs leading to the upper floors and a convenient downstairs WC. To the left, the generous lounge is flooded with natural light, featuring a front-facing window and rear bi-fold doors that open onto the exquisite garden.

On the opposite side of the hallway, the open-plan kitchen/diner stands out as a key feature of the property. This contemporary space is fitted with a fully-equipped kitchen, including a central island for added worktop space. The dining area offers ample room for a comfortable seating area, and bi-fold doors seamlessly connect the indoor and outdoor spaces. A door leads to the utility room, offering additional storage and easy access to the garden.

The first floor is home to the luxurious master suite, complete with a dedicated dressing room and a stylish en-suite bathroom. There is also a family bathroom and two further well-proportioned bedrooms. On the second floor, two additional bedrooms provide versatile living spaces, with one featuring its own en-suite bathroom.

The rear garden is a true highlight, beautifully landscaped with AstroTurf, a decking area featuring a pergola, and a patio ideal for al fresco dining. Walled and fenced borders provide complete privacy, and a gate leads to the driveway and attached garage, which is equipped with power and lighting, as well as an up-and-over door for added convenience.

This outstanding home offers an abundance of space, modern amenities, and a tranquil setting, making it the perfect choice for family living while enjoying the surrounding natural beauty.

Hallway

Living Room 20'2" x 10'8" (6.15 x 3.27)

W/C

Kitchen/Diner 26'2" x 29'6" x 10'6" (8'09 x 3.21)

Utility 4'6" x 7'6" (1.38 x 2.29)

First Floor

Landing

11'7" x 11'0" (3.54 x 3.36)

Bedroom One **Dressing Room**

8'2" x 8'0" (2.51 x 2.46)

Ensuite

8'2" x 8'2" (2.51 x 2.51)

Bedroom Three

9'5" x 12'7" (2.88 x 3.85)

Bedroom Four

10'2" x 10'2" (3.12 x 3.10)

Bathroom

6'1" x 7'6" (1.86 x 2.30)

Second Floor

Landing

13'3" x 7'8" (4.06 x 2.35)

Bedroom Two

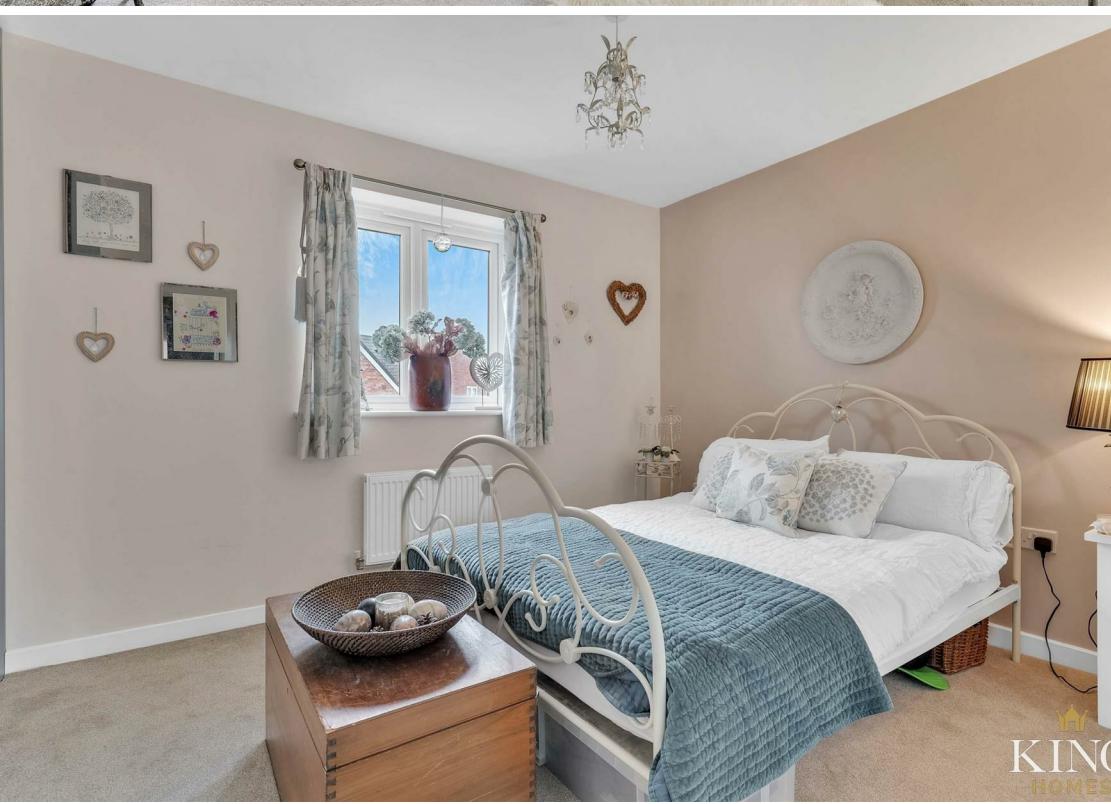
16'0" x 9'8" (4.90 x 2.97)

Bedroom Five/dressing room

9'8" x 11'3" (2.96 x 3.44)

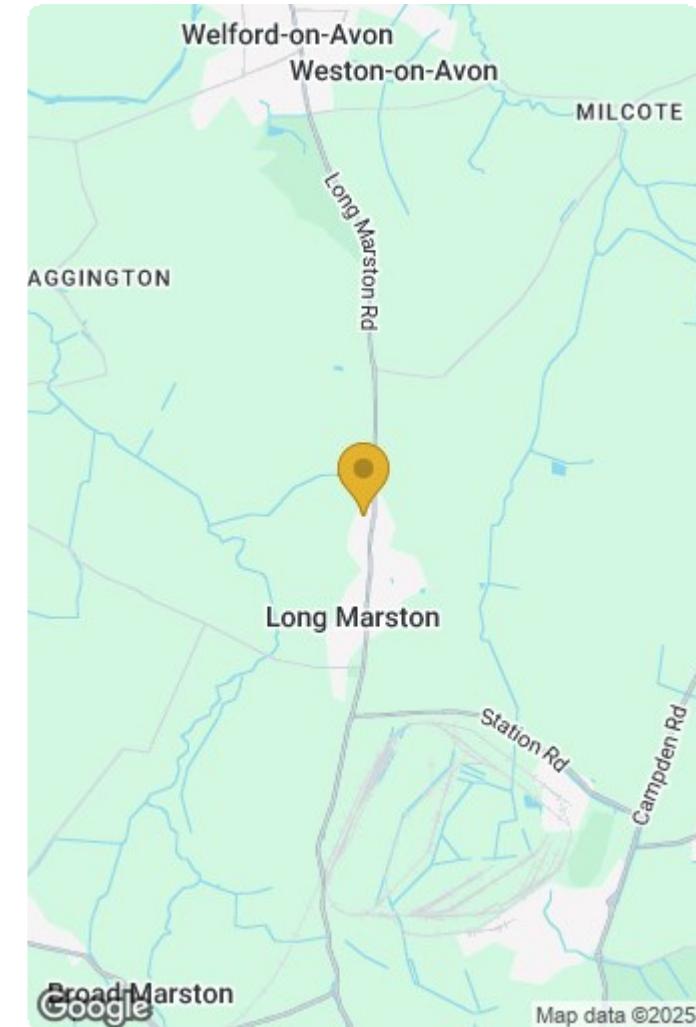
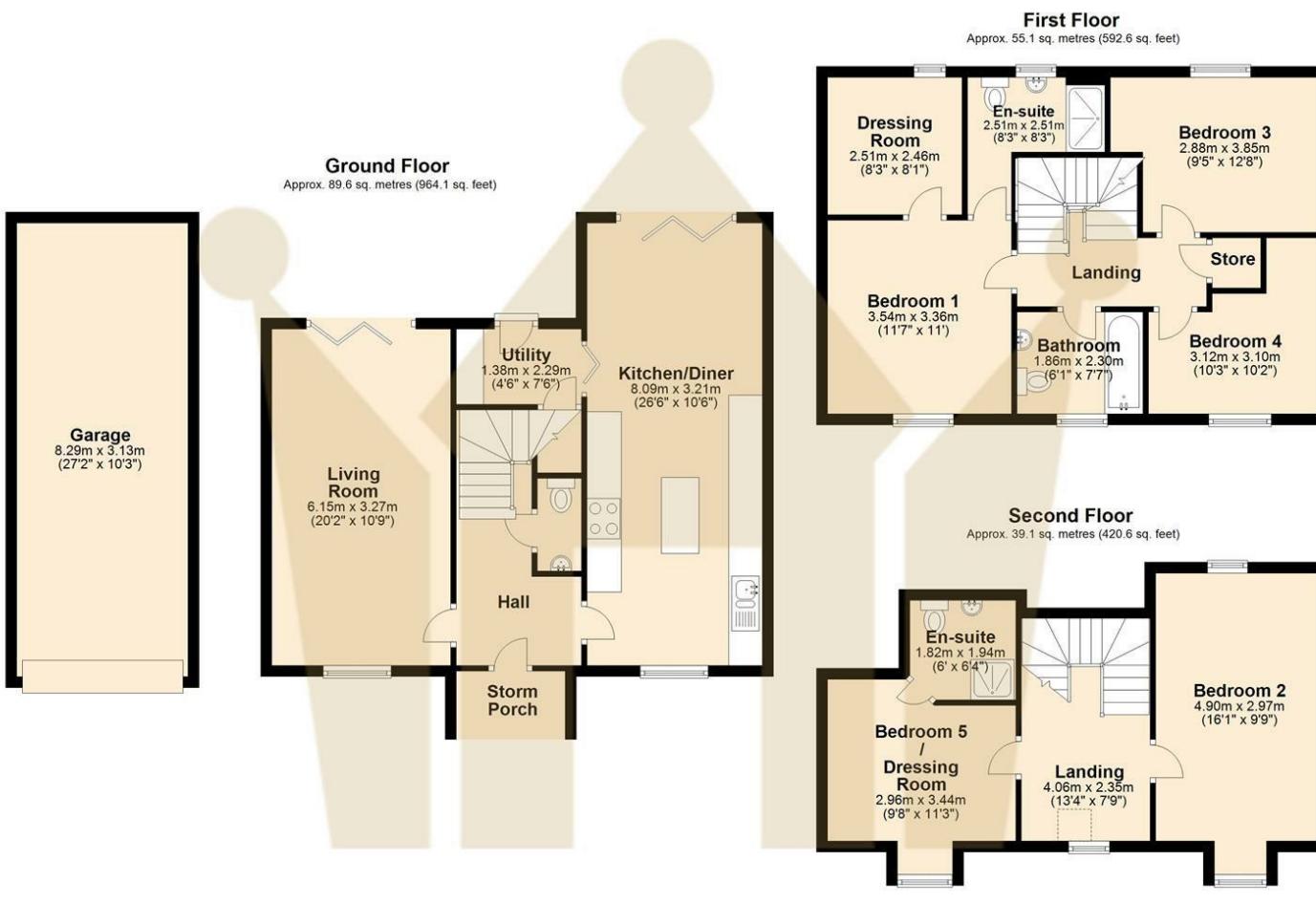
Ensuite

5'11" x 6'4" (1.82 x 1.94)





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	87	93
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	