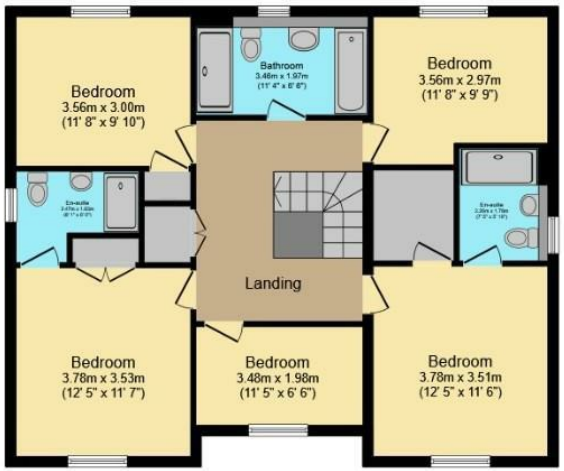


5 Atkinson Close, Shackleton Village, Stratford upon Avon, Warwickshire, CV37 5AD

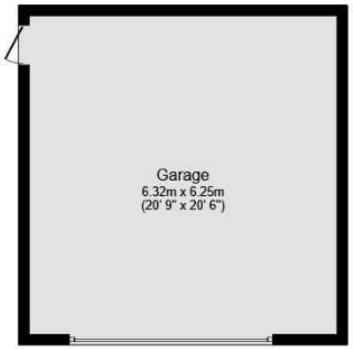
5 Atkinson Close, Shackleton Village



Ground Floor



First Floor



Garage

Total floor area: 247.1 sq.m. (2,660 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Upgraded and beautifully presented throughout
- Built by Cala Homes in 2022
- Enviable position on a quiet road with open rural views to the front
- Very well-proportioned accommodation with four reception areas
- Welcoming large entrance hall
- Five generous bedrooms
- Three contemporary bathrooms (two en suites)
- Ample driveway parking
- Large double garage
- Landscaped front and rear gardens

5 3 4

Offers Over £825,000

An exceptional and upgraded five-bedroom double-fronted detached residence providing beautifully presented accommodation, occupying an excellent quiet position with open views over fields to the front. Built by Cala Homes in 2022 to a very high standard, the property also benefits from landscaped gardens, ample parking and a large double garage.

ACCOMMODATION

GROUND FLOOR

This exceptional double-fronted detached family home was built by Cala Homes in 2022 and has been further upgraded to provide beautifully presented, spacious accommodation finished to a high standard throughout. Occupying an enviable position on a quiet road with attractive open rural views to the front, the property is ideally suited to modern family living and entertaining.

The front door opens into a large and welcoming reception hall featuring three useful storage cupboards together with attractive Amtico flooring, which continues throughout the entire ground floor. (Herringbone style in the hall, sitting room and kitchen/dining room). A cloakroom is fitted with a contemporary WC, wash hand basin and stylish tiling.

The well-proportioned sitting room enjoys French doors opening onto the rear garden and features a faux chimney breast with stone hearth and wooden mantle, and a biofuel stove, available by separate negotiation.

The superb L-shaped kitchen, dining and family room forms the heart of the home and provides an outstanding entertaining space. It benefits from both French doors and bi-folding doors opening onto the rear garden, together with a part-vaulted ceiling incorporating roof windows that flood the room with natural light. The kitchen is comprehensively fitted with an extensive range of cupboards beneath quartz work surfaces, an inset sink with mixer tap, a central island with quartz worktop, additional storage, breakfast bar and integrated wine cooler. Further integrated appliances include two ovens with grill, induction hob and built-in fridge freezer.

To the front of the property, a second sitting room enjoys a bay window with a pleasant outlook. A further reception room, currently used as a study, also benefits from a bay window to the front, offering excellent flexibility for home working or additional family space.

The utility room is fitted with a sink with mixer tap and cupboards beneath, together with space and plumbing for a washing machine and dryer, and also provides access to the boiler.

FIRST FLOOR

The first floor is approached via a spacious landing with an airing cupboard housing the hot water cylinder.

The principal bedroom enjoys attractive views to the front and benefits from a large walk-in wardrobe





















together with a stylish en suite comprising a WC, wash hand basin with drawers beneath and a large shower cubicle with contemporary tiling.

Bedroom two also enjoys views to the front and includes built-in wardrobes together with its own en suite, fitted with a WC, wash hand basin and large shower cubicle with contemporary tiling.

There are three further well-proportioned bedrooms, all served by the luxurious family bathroom, which is fitted with a WC, wash hand basin with drawers beneath, bath with shower over, separate large shower cubicle and contemporary tiling.

OUTSIDE

Outside, a block-paved driveway leads to an extensive tarmacadam parking area providing ample space for several vehicles. The front garden is principally laid to lawn with attractive planted borders.

The large double garage features door to the front together with power, lighting and a pedestrian door to the rear. Gated side access leads to the beautifully landscaped rear garden, which has been thoughtfully designed to provide two generous patio seating areas, a pergola, raised flower beds and attractive, easy-to-maintain planted borders surrounding the lawn, creating an excellent space for both relaxing and entertaining.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. The vendor is currently awaiting confirmation of the annual maintenance charge payable towards the communal areas. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by

your solicitor before exchange of contracts. Gas heating to radiators.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jun26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





