

20 Barnes Close, Luddington, Stratford-upon-Avon, CV37 9UA

20 Barnes Close, Luddington, Stratford-upon-Avon



Floor Plan

Floor area 173.0 sq.m. (1,863 sq.ft.)

Total floor area: 173.0 sq.m. (1,863 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

- Sought after, quiet location
- Luxury, quality property built by Cameron Homes in 2021
- Development of only twenty properties
- Attractive communal grounds surrounding, with walkways
- Close to the River Avon, weir and lock, with public access
- Outstanding 36ft kitchen/dining/family/entertaining space with two sitting areas
- Two large double bedrooms, bathroom and en suite
- Ample parking, double garage, attractive easy to maintain part walled gardens

2 2 1

Guide Price £750,000

An exceptional, approx 1,863 sq.ft. inc garage, luxury detached bungalow in a small private development in this sought after quiet location, near the River Avon and with communal grounds surrounding the development of just twenty properties. Outstanding 36ft kitchen/dining/family/entertaining space, two large double bedrooms, bathroom and en suite, ample parking, double garage, attractive easy to maintain gardens.

ACCOMMODATION
A front door leads to

SPACIOUS HALL
cloaks cupboard, access to roof space.

BATHROOM
with wc, wash basin, bath with shower over and shower screen, tiled floor, tiled splashbacks, downlighters.

OUTSTANDING KITCHEN/DINING/FAMILY/ENTERTAINING SPA

MAIN SEATING AREA
with tiled floor, French doors to garden terrace, feature electric fire with space for wide screen TV and sound box.

DINING AREA
with tiled floor and opening to

SECOND SEATING AREA
with vaulted ceiling, four roof windows, bi-fold doors to garden, tiled floor.

KITCHEN/BREAKFAST AREA
with range of cupboards, sink and drainer, five burner Neff hob with Neff extractor, Siemens double oven, grill and microwave, built in fridge freezer, large island with double sided breakfast bar, work surface and cupboards below, built in dishwasher, pan drawers and wine cooler, tiled floor.

UTILITY ROOM
with range of cupboards and work surface, sink, space and plumbing for washing machine, space for dryer, access to Worcester gas heating boiler, tiled floor.

COVERED SIDE PASSAGE
to garage.

BEDROOM ONE
with sliding doors to wardrobe.

EN SUITE
with wc, wash basin and large shower cubicle with rainfall shower head and further attachment, contemporary tiling, tiled floor, chrome heated towel rail, downlighters.

BEDROOM TWO
with sliding doors to wardrobe.

OUTSIDE
There is a lawned front garden with planted borders. Block paved off road parking.

DOUBLE GARAGE
with electric up and over door to front, power and light, door to side.





















REAR GARDEN

With wide terrace seating area, lawn, planted borders and enclosed by wood fencing and wall.

There are attractive communal grounds which surround the development with path and walkways, currently maintained by Cameron Homes. There are no existing maintenance charges but there may be in the future.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG underground tanks which are metered.

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 Oct 26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Oct 26)

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. 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.







Multi-award winning offices
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke
Winkworth