

Campden Lawns, Alderminster

Stratford-upon-Avon, CV37 8PA

Jeremy McGinn &Co

Available at
Guide Price £525,000

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A substantial four-bedroom detached family home, pleasantly positioned within a quiet cul-de-sac in the sought-after village of Alderminster. Alderminster is an attractive village surrounded by beautiful Warwickshire countryside, approximately four miles south of Stratford-upon-Avon and six miles from the popular market town of Shipston-on-Stour. The village enjoys a superb sense of community, a popular local pub and access to some wonderful countryside walks, making it an excellent setting for family life whilst remaining conveniently placed for nearby towns and amenities.

The property itself offers substantial and well-proportioned accommodation arranged over two floors. Whilst perfectly liveable in its current condition, there is scope for some cosmetic modernisation, allowing a purchaser to update and enhance the property over time to create a home perfectly suited to their individual style.

On entering, a welcoming hallway provides access to the principal ground-floor rooms. The living room is a comfortable and generously sized reception space, with double doors opening into the separate dining room, creating an excellent arrangement for both everyday family living and entertaining.

The kitchen is complemented by a useful separate utility room, whilst a dedicated study provides an ideal space for those working from home. A ground-floor cloakroom completes the accommodation on this level.

On the first floor, a particularly spacious landing adds to the feeling of space and could comfortably accommodate a desk or small home-working area. There are four bedrooms in total, comprising three generous double bedrooms and a fourth single bedroom, which could equally serve as an additional study if required. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by the family bathroom.



















Tax Band: F

Council: Stratford District Council

Tenure: Freehold

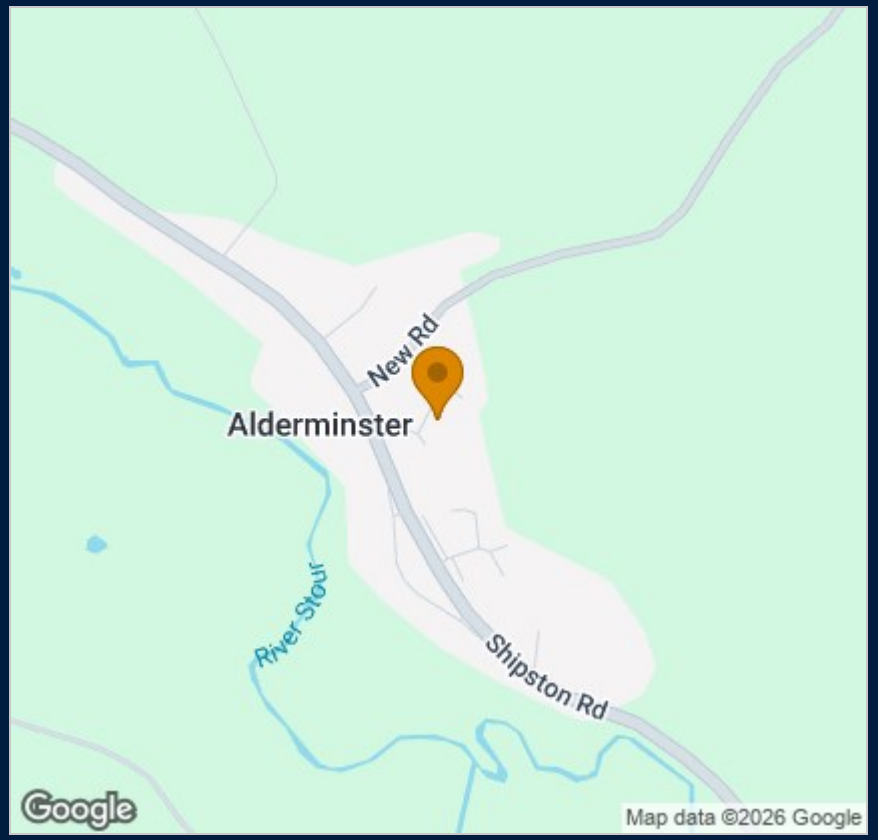
Outside, the property enjoys a pleasant rear garden, predominantly laid to lawn with a patio providing space for outdoor seating and dining. Established and mature planting adds colour and interest and creates an attractive setting in which to relax.

To the front, a private driveway provides off-road parking for two vehicles and leads to a useful tandem garage, offering excellent additional parking and storage.

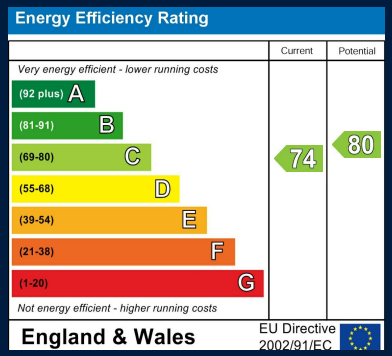
Floor Plan



Map



Energy Performance



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