



**VAUGHANREYNOLDS**  
ESTATE AGENTS

4 Sycamore Court, Marston Edge  
Lower Quinton, CV37 8WL





## The Property

Occupying a premium position within the highly desirable, gated Marston Edge development near Lower Quinton, 4 Sycamore Court presents an exceptional opportunity to enjoy refined, single-level living in a peaceful rural setting. This nearly new 44ft x 20ft luxury park home has been beautifully maintained in an as-new condition and offers uninterrupted views across open countryside—views that truly must be seen to be appreciated.

Designed exclusively for the over-50s, Marston Edge allows 365-day occupancy, creating an appealing lifestyle choice that combines comfort, security, and affordability. Perfectly positioned on the borders of Cotswolds and Warwickshire, the location provides easy access to surrounding villages, amenities, and transport links, while retaining a wonderfully tranquil atmosphere.

Inside, the home is light-filled and generously proportioned throughout. A raised, decked approach leads into a welcoming reception hall with useful cloaks storage and panelled doors to all rooms. At the heart of the property is an impressive open-plan living, dining, and kitchen space, enhanced by a vaulted ceiling and a stunning glazed atrium to the rear that perfectly frames the rural outlook beyond.

The living area enjoys a cosy focal point with a feature fireplace and inset electric fire, flowing seamlessly into the dining space and a fully equipped kitchen. The kitchen boasts an extensive range of storage, integrated appliances, and ample work surfaces—ideal for both everyday living and entertaining.







An inner hallway leads to a practical home office or study, a well-appointed principal bathroom, and two comfortable bedrooms, both with built-in wardrobes. The main bedroom further benefits from a stylish en-suite shower room, creating a private retreat.

Outside, the property sits comfortably within its plot, complemented by a lawned side garden and a raised decked area—perfect for alfresco dining or simply relaxing while enjoying the open countryside views. A block-paved driveway provides convenient off-road parking.

Beautifully presented, thoughtfully designed, and set in an enviable location, 4 Sycamore Court represents an outstanding lifestyle home where comfort, scenery, and community come together effortlessly.

#### The Location

The small village of Lower Quinton lies approximately seven miles to the south of Stratford-upon-Avon, off the B4632, in a largely rural area. The village is by-passed by the B4632 and is situated on an unclassified side road. The village features a popular junior and infant school, doctor's surgery, post office and shop, a 16th Century public house - The College Arms. The Cotswolds are a short journey away, with countless attractions and amenities readily available.

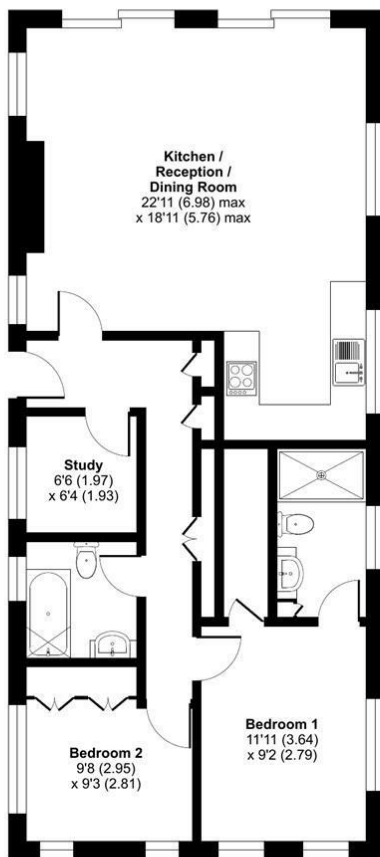




## Marston Edge, Stratford-upon-Avon, CV37

Approximate Area = 852 sq ft / 79.1 sq m

For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Vaughan Reynolds. REF: 1403463

## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

**Agents Note:** We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** The property is Leasehold - Standard Park Lease Agreement with vacant possession upon completion of the purchase. Service Charge £245.46 per month. This property is an Over 50's Gated Development.

**Services:** LPG, Electric and Water billed by site quarterly.

**Local Authority:** Stratford, Council Tax Band A

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