



Campbell Close, Shotton
Stratford upon Avon, CV37 9EH

Jeremy
McGinn & Co 

Available at
Asking Price £825,000



Nestled in the picturesque village of Shottery, Campbell Close is an exclusive development of approximately thirty homes, built by Spitfire Homes in 2016 and set in the very heart of the village.

Occupying a superb position within Campbell Close, this beautiful home is immaculately presented throughout.

The ground floor offers an outstanding kitchen, dining and family room, fitted with an excellent range of integrated appliances including double oven and warming draw, fridge freezer, wine cooler and dishwasher and a central breakfast island with induction hob, extractor and storage. Leading off the kitchen is a stunning garden room, providing a beautiful additional reception space with a roof lantern flooding the room with light and full-height sliding glazed doors giving lovely views over the garden and an ideal spot for relaxing or entertaining. There is also a separate formal sitting room, offering generous proportions, an inset log burner and attractive views to the front. A cloakroom and two useful storage cupboards complete the ground floor accommodation.

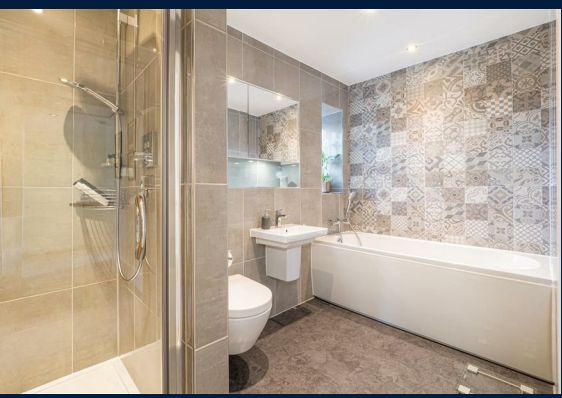
To the first floor are three double bedrooms, all with built-in storage. The principal bedroom benefits from a luxury en-suite shower room, while the remaining bedrooms are served by a stylish four-piece family bathroom. The spacious landing also provides an excellent area for those seeking a home office space.

Outside, the property enjoys a stunning rear garden, thoughtfully landscaped to create a wonderful outdoor space. A patio terrace adjoins the house, leading onto a spacious lawn framed by mature planting and beautiful trees. In addition, there is a further covered terrace, ideal for outdoor dining, entertaining and summer barbecues.

The property also benefits from a double garage with electric doors, together with driveway parking for 2-3 cars.

We understand there is an annual maintenance charge of £760.00 for the private road.





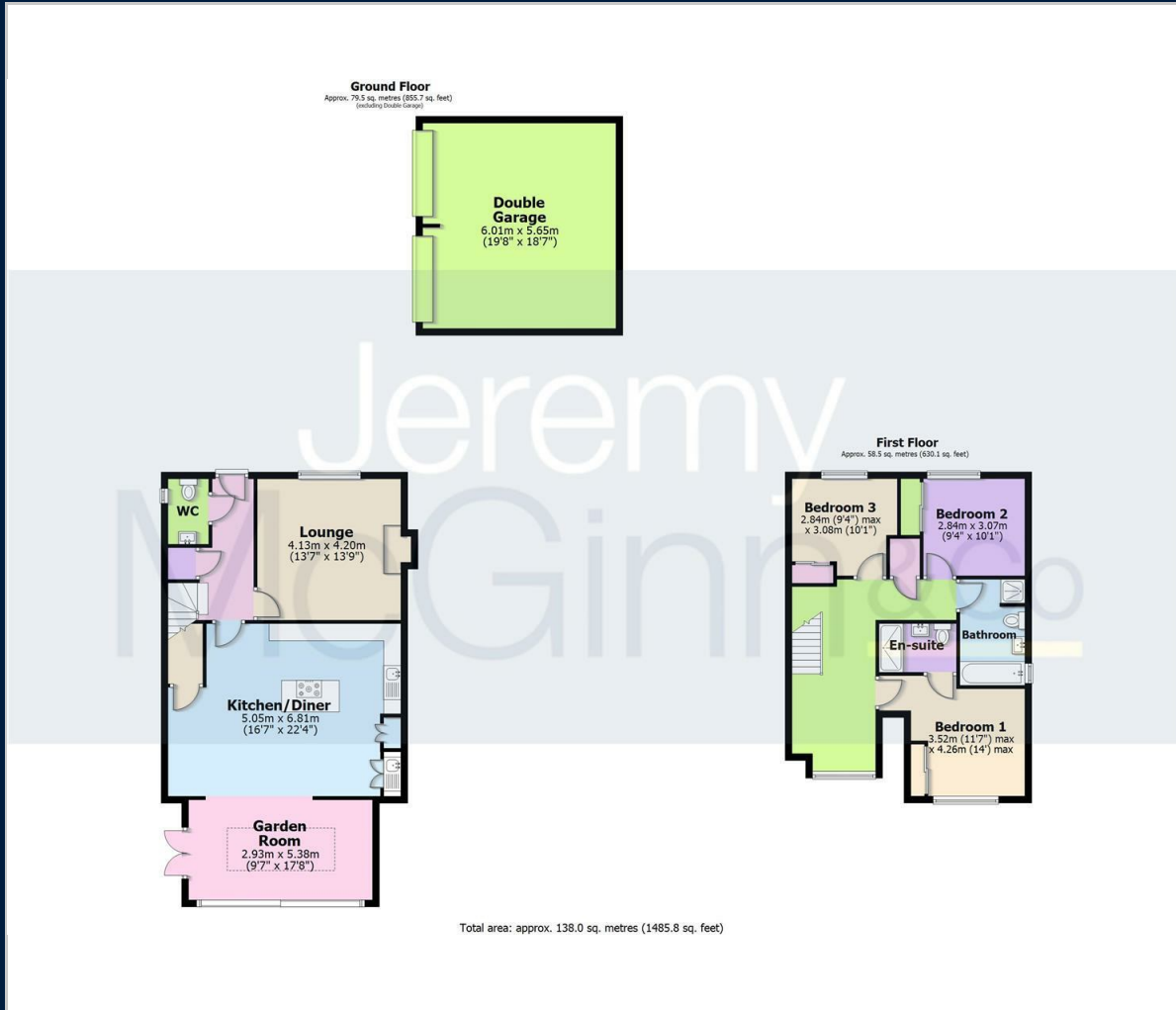
Tax Band: F

Council: Stratford District Council

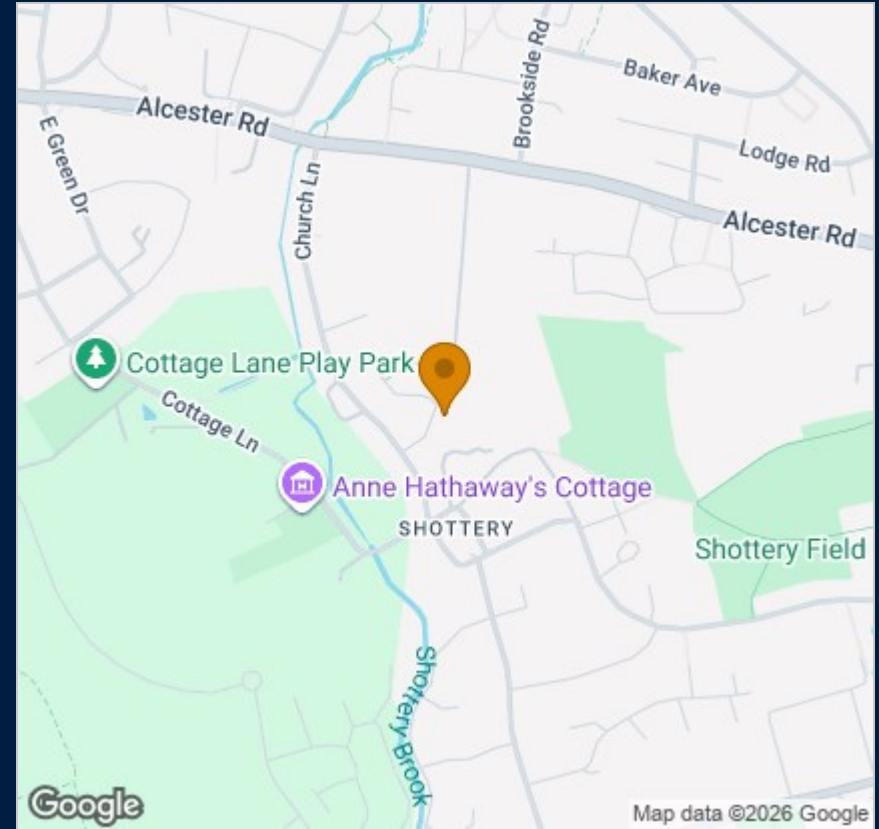
Tenure: Freehold

Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines the rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.

Floor Plan



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		79	82
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Money Laundering Regulations – Identification Checks

In line with the Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

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