



Shottery Green, Shottery
Stratford-upon-Avon, CV37 9FY

Offers Over £775,000

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Constructed by a highly-regarded local developer, Shottery Green comprises an eclectic group of just 12 individual luxury homes within a private road, positioned within the centre of the sought-after village of Shottery. Shottery village is within an easy 20 minute walk of Stratford upon Avon town centre, as well as benefitting from its own local pub, primary school, Shottery Fields and boasts Stratford Girls Grammar School catchment. These bespoke homes have been built to the highest of standards with no expense spared.

Number 10 Shottery Green, with its iconic and striking appearance, is located on the front of the development overlooking the open green space and is a simply stunning thatched semi-detached home that has been thoughtfully designed and impeccably maintained, combining modern luxury with timeless charm. Entered via a solid oak-framed porch, the inner hallway leads into a triple-aspect front to back Living Room, with a central feature Gazo gas fire and patio doors out on to the rear garden. The heart of this home really is the beautiful Kitchen Dining Room. The fitted kitchen incorporates Quartz worktops with luxury appliances including Siemens



self-cleaning double oven and warming draw, Elica induction hob, Bosch dishwasher and full-height fridge and freezer, together with a Cople wine cooler and Quooker instant hot water and filtered cold water tap. The central breakfast island makes an ideal space for socialising; whilst a separate dining area offers plenty of space for a formal dining table. To the rear of the property, there is a separate utility room with sink unit and space for white goods, a ground floor WC and a further reception room, ideal as a home office or snug.

To the first floor, the Master Bedroom is a generous double bedroom with luxury en-suite shower room and two further double bedrooms; with all bedrooms benefitting from recently fitted bespoke Neville Johnson wardrobes. The family bathroom, finished to an exacting standard, is a modern three-piece suite, with shower over bath, WC and sink unit.

Outside to the rear, the pretty walled garden really is a highlight of this home; a private oasis landscaped with mature planting, a sun terrace, and a lawned area, ideal for relaxing or al fresco dining. Completing the property is a single garage, offering secure parking and additional storage, with a block-paved driveway in front benefitting from an Ohme electric car charging point.

Further details of the property include Mitsubishi air source heat pump, shutters throughout and engineered wood floors downstairs and oak flooring upstairs.







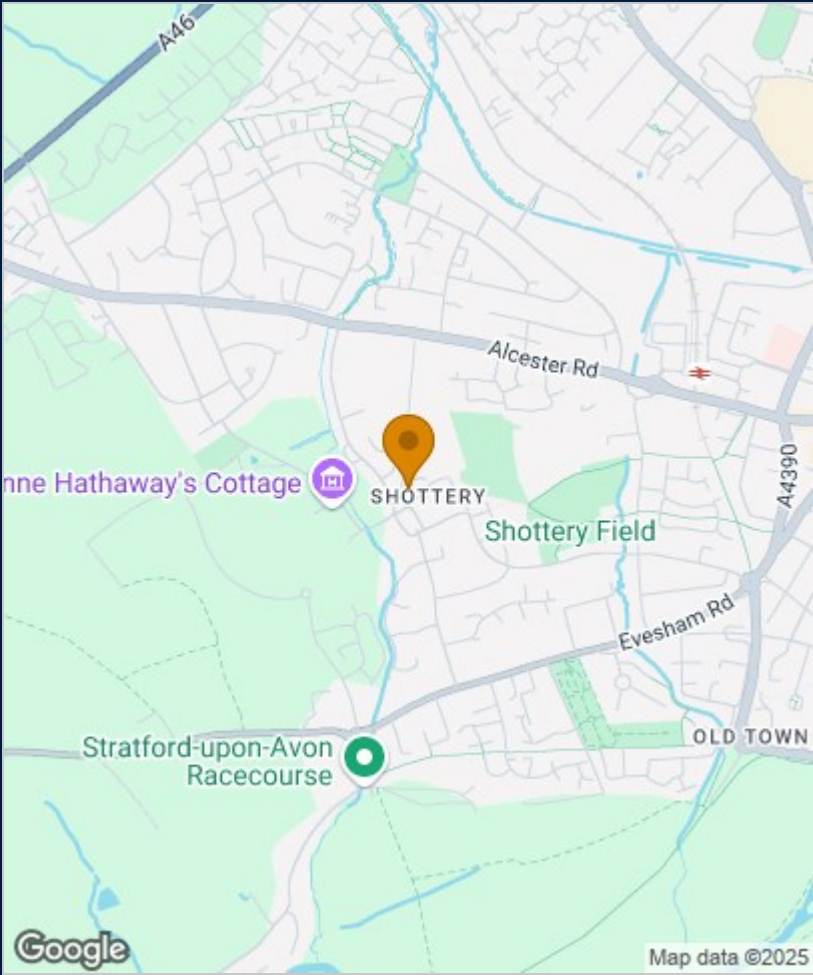
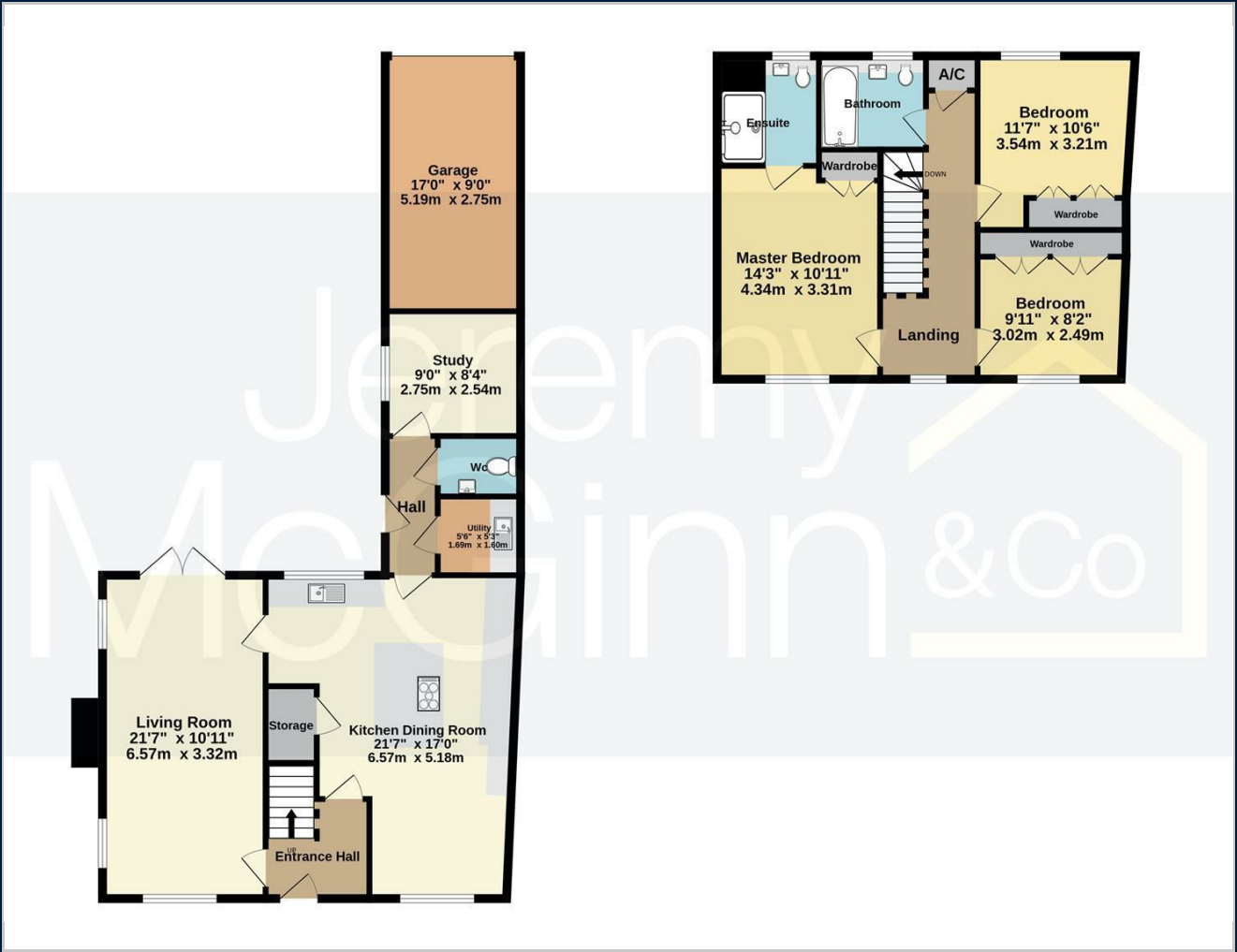
Tax Band: E

Council: Stratford District Council

Tenure: Freehold

Stratford-upon-Avon is renowned as the region's cultural centre and is home of The Royal Shakespeare Company. There are a number of quality restaurants, public houses and dining pubs with excellent reputations in the town, which are within walking distance of the property. Stratford Racecourse is within very easy walking distance of the property. The amenities of Shotton Village are also on your doorstep with Anne Hathaway's Cottage (William Shakespeare's wife's house), village hall, The Bell public house, primary school and Shotton Girls Grammar School. Stratford-upon-Avon has a great range of state, grammar and private schools, including the Boys' Grammar School, Stratford Prep School and The Croft Prep School. There are excellent shopping and leisure facilities in Stratford-upon-Avon, Warwick and Leamington Spa.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Jeremy McGinn & Co

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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