



Oaktree Close , Bearley

Stratford-upon-Avon, CV37 0SD

Jeremy
McGinn & Co

Offers Over £300,000



A chance to acquire a well presented mature family home, situated in the popular village of Bearley, conveniently positioned between Stratford upon Avon and Henley in Arden.

The property sits back behind a driveway, offering parking for two cars and is entered by a porch into an inner hallway. Off here, there is a spacious dual aspect Living Room and a re-fitted modern Kitchen with a range of wall and base units and integrated appliances. Off the kitchen, a conservatory has been added to the rear of the property creating additional reception space and also linking the original outbuilding into the main house to now become a very useful utility room.

To the first floor, there are three bedrooms, two of which are generous doubles and a third very good sized single bedroom. The family bathroom has been re-fitted to offer a contemporary suite with walk-in shower, WC and sink unit.

Outside, there is a pleasant rear garden with paved terrace, lawned area and a substantial timber workshop with light and power.





Tax Band: C

Council: Stratford District Council

Tenure: Freehold

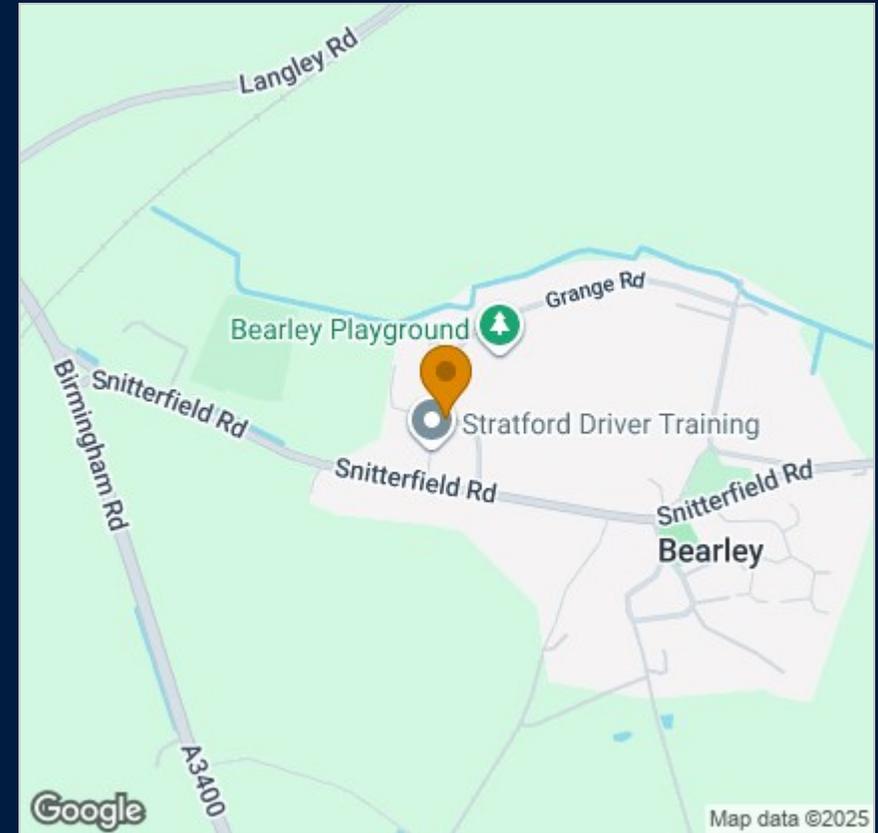
Bearley is a popular village lying midway between Stratford-upon-Avon and Henley-in-Arden. It has a Village Hall, Parish Church and offers local bus and train services. In addition, there are amenities such as a Golf Course and Gliding club, and the larger villages of Snitterfield and Claverdon are within easy reach. Surrounding Bearley is delightful unspoilt Warwickshire countryside and in addition the M40 access at Longbridge, Warwick is an approximate ten minute drive away, providing fast links to London and the motorway network.



Floor Plan



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		72	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
 Tel: 01789 868168 Email: stratford@jeremymcginns.com www.jeremymcginns.com