



# Townsend Close, Binton

Stratford-upon-Avon, CV37 9UH

Jeremy  
McGinn & Co

Available at  
Guide Price £315,000



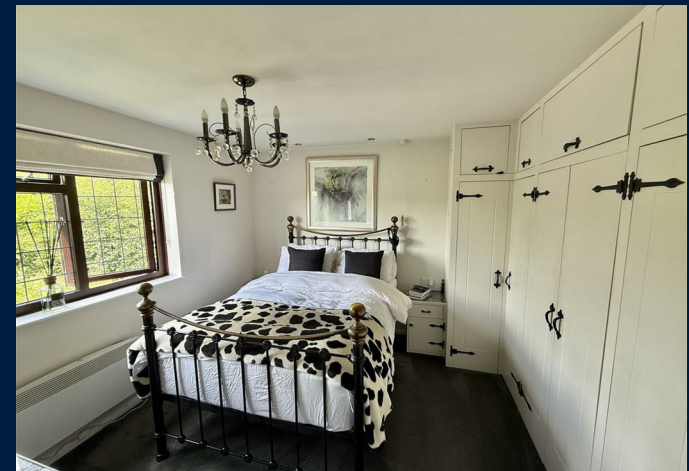
A beautifully presented end of terrace village home enjoying an enviable position in the highly sought-after village of Binton, ideally situated between Alcester and Stratford-upon-Avon. Offering stylishly appointed accommodation, a delightful south-facing landscaped garden with stunning rural views and an impressive timber garden studio, this charming property is perfectly suited to modern living.

Occupying a desirable position within this popular Warwickshire village, the property combines the tranquillity of village life with excellent access to the extensive amenities of both Alcester and Stratford-upon-Avon, including a wide range of shops, cafés, restaurants and highly regarded schools.

Beautifully maintained throughout, the accommodation is both comfortable and stylish. A welcoming vestibule opens into a generous living room, where a fitted log burning stove provides an attractive focal point and creates a warm and inviting atmosphere. To the rear of the property is a superb full-width dining kitchen, comprehensively fitted with an excellent range of units incorporating a range cooker and providing an ideal space for both everyday family life and entertaining.

To the first floor, the landing leads to three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and enjoys stunning far-reaching rural views to the rear. There is a further double bedroom, a good-sized third bedroom and a beautifully appointed luxury shower room finished to a high standard.

Outside, the landscaped rear garden enjoys a private southerly aspect, providing an ideal setting for outdoor relaxation and entertaining. A paved terrace immediately adjoining the kitchen offers excellent al fresco dining space before steps lead to an attractive upper terrace surrounded by well-stocked planting.





**Tax Band: C**

**Council: Stratford on Avon District Council**

**Tenure: Freehold**

A particular highlight of the property is the superb timber garden studio, complete with its own shower room and WC. This highly versatile space is perfectly suited as a home office, creative studio, gym or occasional guest accommodation, adding further appeal to this exceptional village home.

Combining character, quality and versatility in an attractive village setting, this is a superb opportunity to acquire a home ready to be enjoyed from the moment you move in.



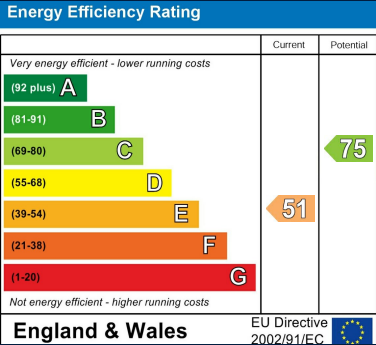
# Floor Plan



# Map



# Energy Performance



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

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