



Buttercup Way, Stratford-Upon-Avon
CV37 7EQ

In Excess of **£495,000**



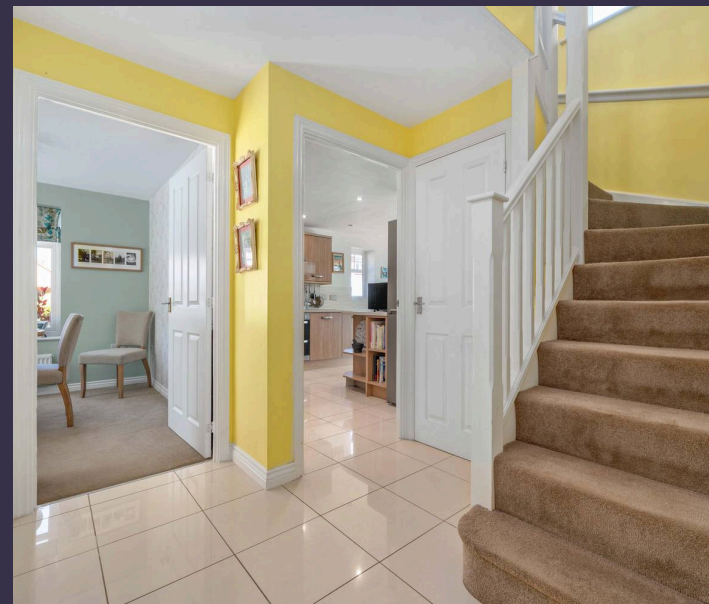
Tucked away in a peaceful cul-de-sac on Buttercup Way, this symmetrical three-bedroom detached home sits on a corner plot and has great kerb appeal. It offers generous living space, a flexible layout and a location that balances a countryside outlook with the convenience of town living. The property benefits from good primary school catchment and is within easy reach of local shops and supermarkets. The vendor is also open to offering the property for sale with no onward chain, giving that added peace of mind.

The home enjoys all the benefits you would expect from a modern build; energy efficiency, well-proportioned rooms, high ceilings and a layout that simply works. It's a property you can move straight into and start enjoying from day one.

Positioned on the edge of Stratford-upon-Avon in the highly sought-after Bridgetown area, south of the River Avon, the property enjoys open countryside to the front which immediately creates a sense of space and calm, a rare feature for a home of this type.

Approached via a pathway leading to the front entrance where you are welcomed into a central hallway. Being double fronted, the main reception rooms sit either side, giving a well-balanced feel.

To the right, the lounge runs from the front through to the rear. A window to the front allows you to sit back and watch the world go by, while French doors open onto the garden, bringing in plenty of natural light and creating a seamless indoor-outdoor feel. There is ample space for sofas and chairs, making it a comfortable room to relax in.





On the opposite side of the hallway is the second reception room, again dual aspect with a bay window to the front and an additional window to the side. Currently used as a dining room, it offers flexibility and would equally suit a playroom, snug or home office depending on your needs.

To the rear, the breakfast kitchen is a great everyday space, with multiple windows to the side bringing in plenty of light. It offers ample worktop space, fitted units, built-in oven, electric hob, integrated washer/dryer and space for a fridge freezer. There is also room for a breakfast table, making it a sociable area. A door leads through to the conservatory.

The conservatory is a fantastic addition and, with heating installed, can be used all year round. French doors and surrounding windows overlook the garden, creating a pleasant space to relax.

Also off the hallway is a downstairs cloakroom, a must for modern living.

Upstairs, there are three double bedrooms, all well-proportioned. The master bedroom enjoys the outlook to the front and benefits from two sets of built-in wardrobes and drawers, helping to keep the space clutter-free, along with an en-suite shower room. The two further bedrooms also feature built-in wardrobes and can accommodate double beds. The family bathroom is fitted with a three-piece suite including a bath with shower over.



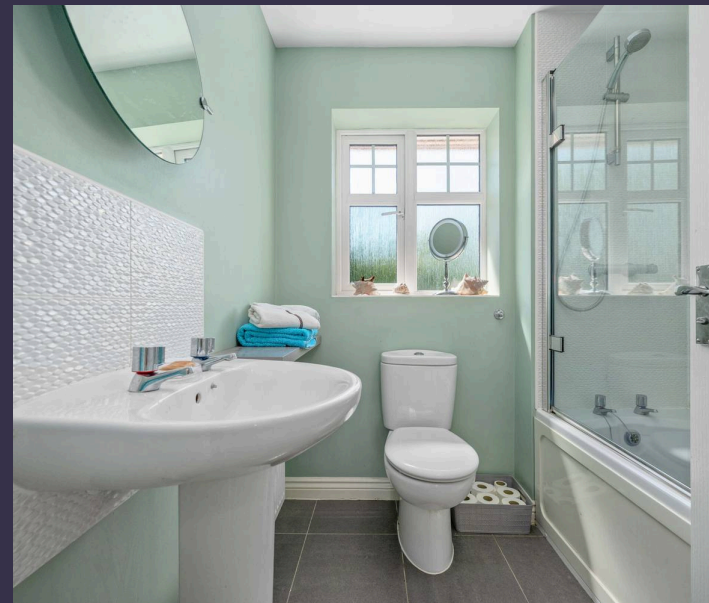
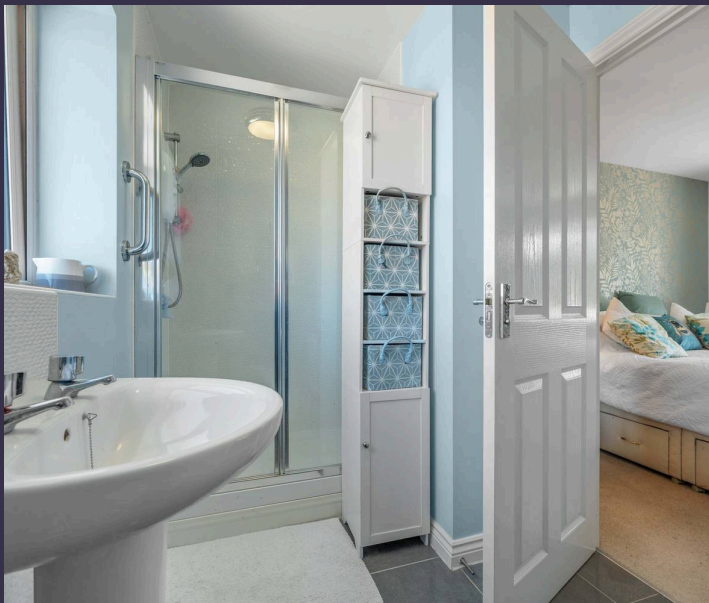


Outside, the rear garden has been landscaped to offer a good balance of patio and lawn. The patio provides a great space for outdoor seating and entertaining, while the lawn keeps it practical. There are outside power points, a water tap and gated rear access. Here you can while away the hours listening to nature's chorus.

To the rear of the property is a block paved driveway providing off-road parking for two vehicles side by side, along with access to the detached garage. The garage has power and light and be easy to fit an EV charger if required.

The location is a real standout feature. Stratford-upon-Avon town centre is within walking distance via the pedestrian route from Bridgetown Road down to Shipston Road and along the Tramway, leading you to Bridgefoot. From here, you can access The Rec, playground, tennis and cricket clubs, along with the town's wide range of shops, eateries and cultural attractions. Excellent schools, countryside walks and transport links are all close by.

Homes in locations like this, offering space, outlook and convenience, rarely stay available for long.





Council Tax band: D

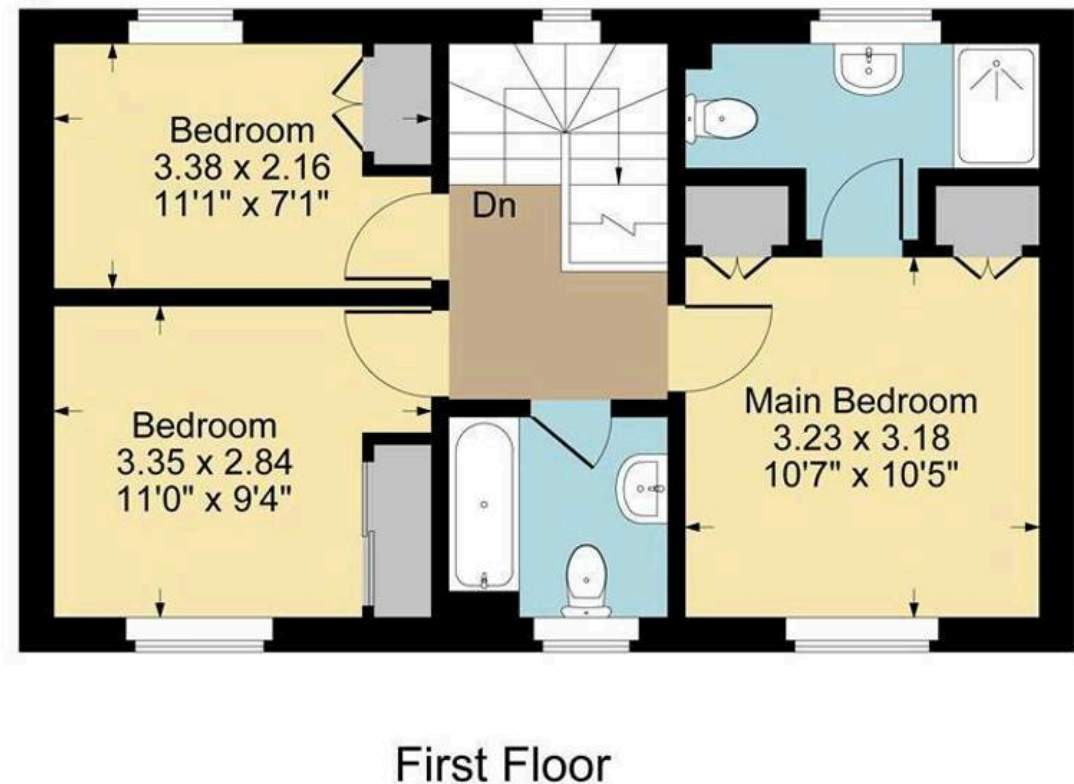
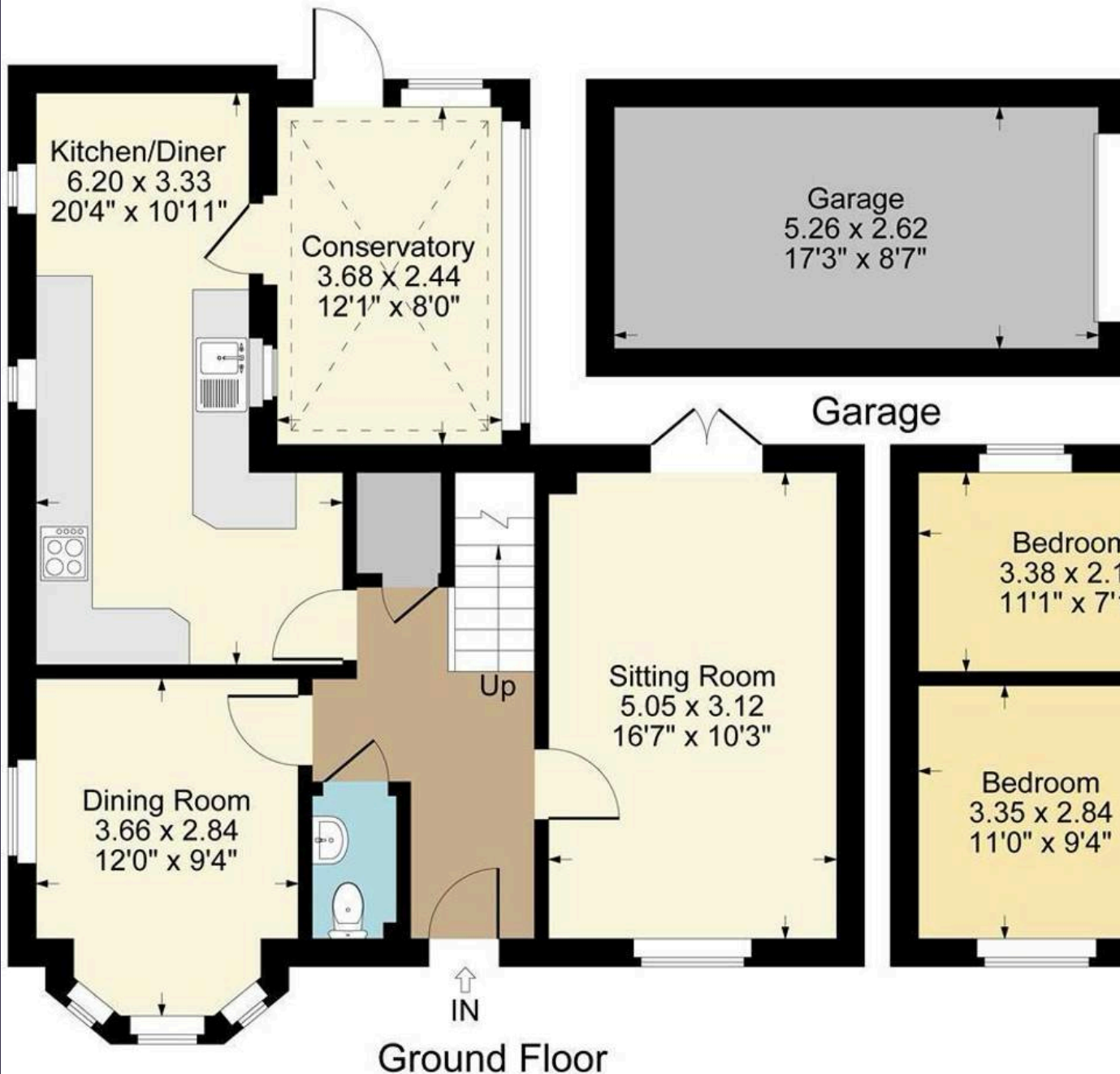
Tenure: Freehold

EPC Energy Rating: C

- Three Double Bedroom Detached Home – Corner Plot Position
- Lounge With French Doors – Opens Onto Garden
- Second Reception Room – Dining / Office / Playroom
- Breakfast Kitchen – Practical Everyday Space
- Conservatory – Usable All Year Round
- En-Suite to Master Bedroom & Family Bathroom
- Landscaped Rear Garden – Patio and Lawn
- Detached Garage With Driveway for Two Vehicles
- Potential No Onward Chain – Straightforward Purchase
- Good Primary School Catchment, Local Amenities & Countryside Walks



Approximate Gross Internal Area
Ground Floor = 65.77 sq m / 708 sq ft
First Floor = 43.90 sq m / 473 sq ft
Garage = 13.75 sq m / 148 sq ft
Total Area = 123.42 sq m / 1329 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



STRATFORD UPON AVON



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