



**Plot 3 Bothwell Gate,
Shipston Road
Stratford Upon Avon**

Guide Price £1,125,000



A bespoke brand new large 4 bedroom detached family home on a small exclusive development of just 3 homes in a sought after location. Fantastic kitchen, dining family room with an individually designed fully integrated kitchen, separate living room with cosy wood burner, and study. Excellent master suite with superb dressing room & large ensuite, 3 further double bedrooms all with ensuite facilities. Oversized garage, good parking and garden.

LOCATION

An exclusive development of just three bespoke 4 bedroom detached family homes immediately off Shipston Road. Orpheus Properties are pleased to offer this bespoke small development located within walking distance of the historic centre of Stratford upon Avon. The homes blend in beautifully into the traditional setting whilst providing contemporary interiors with excellent eco credentials finished to a high level of specification.

Specification

KITCHENS

- Contemporary bespoke in frame units with solid timber painted doors and cutlery drawers with coordinating waterfall Quartz worktops. Each has a feature island or peninsular for additional workspace and convenience.
- Integrated appliances to include AEG stainless steel oven, matching combi oven/grill/microwave, warming drawer*, and 80cm induction hob.
- Other integrated appliances include full size larder fridge and separate freezer, (located in either the kitchen or utility) dishwasher & wine cooler. Quooker boiling tap with flexible hose and inset stainless steel 1.5 bowl sink.

BATHROOMS & EN-SUITES

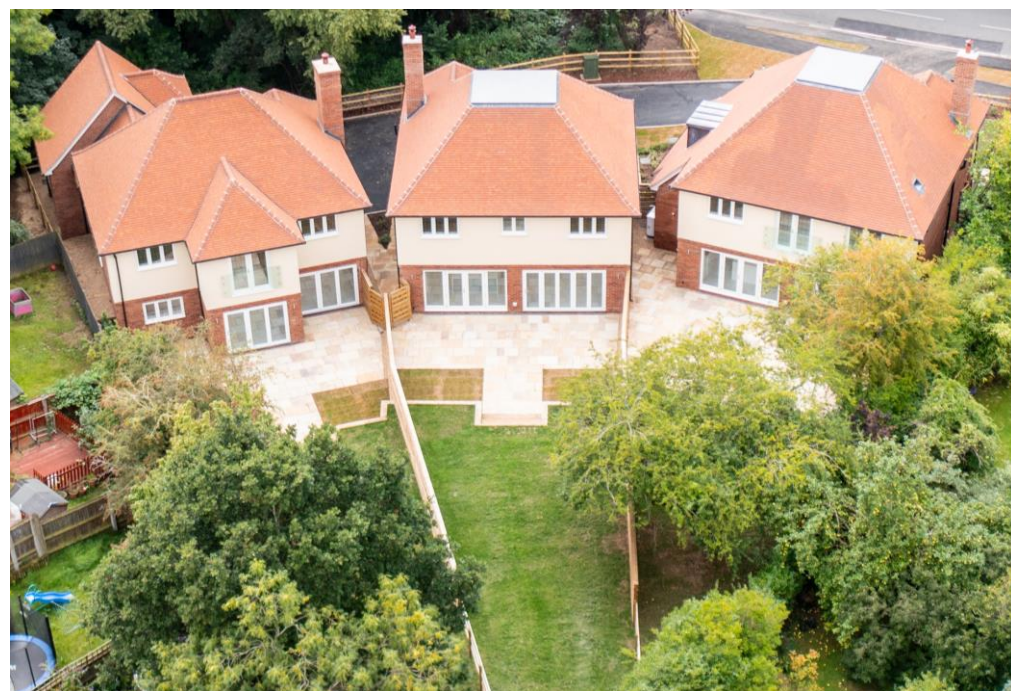
- All fitted with sanitaryware from Roca.
- All WC's fitted back to wall with concealed cisterns and soft close seats.
- All showers fitted with Merlyn shower screens and cubicles where applicable.
- Taps supplied by Hansgrohe.
- Underfloor heating to all bathrooms and en-suites.

UTILITY

- Contemporary bespoke units and quartz worktops.
- Integrated washing machine and separate condensing tumble dryer.

INTERNAL FINISHES

- Staircase with oak handrail, newel posts and balustrade.
- Oak doors by JB Kind with brushed chrome ironmongery.
- Bespoke fitted wardrobes to bedrooms*.
- Contemporary floor tiling to kitchen, dining family room and utility.





EXTERNAL FINISHES

- Landscaped rear gardens with slabbed patios and wooden retaining sleepers and lawn.
- Landscaped front gardens facing a picturesque woodland.
- Low-level garden lighting.
- External electrical point and water tap.
- Juliet balconies to plots 1 and 3.
- Block pavements to drive areas, with generous parking.

- Remote controlled sectional garage doors.
- High-speed car charging points.
- Bollard lighting to driveway.

WARRANTY

- 10 Year Premier Guarantee warranty.

HEATING INSTALLATION

- Underfloor heating to ground floor, powered by an air source heat pump.
- Thermostatically controlled radiators to first floor.
- Underfloor heating to all bathrooms and en-suites.
- Log burner to living room.

ELECTRICAL INSTALLATION

- Bedrooms designed with dual orientation in mind with a large quantity of electric points.
- LED downlighters with dimmers to main rooms.
- Numerous sockets with integrated USB charging points.
- Wall points to living room.
- NACOSS approved intruder alarm system.
- High speed fibre broadband connection with Openreach





SUSTAINABILITY & EFFICIENCY

The government have set a date of 2025 for house building to look towards a zero-carbon footprint. This is something Orpheus Properties have taken seriously and accordingly employ sustainable construction methods. We always install air source heat pump technology to heat our houses and provide hot water. This reduces dependency on fossil fuels. We use high levels of floor, wall and roof insulation to increase thermal efficiency. Each house has high performance double glazing throughout as well as an electric vehicle charging point to promote electric car usage. * Plot dependant

TENURE: Freehold Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: This is yet to be assessed.

ENERGY PERFORMANCE CERTIFICATE RATING: PEPC B

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Main House Area 2315.42 square feet
Garage Area 266.19 square feet
Total Area 2581.61 square feet



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