



4 Bed Semi-Detached | Guild Road, Aston Cantflow | £500,000

## Description

Welcome to this stunning property nestled in a charming cul-de-sac location, boasting breathtaking open countryside views that stretch as far as the eye can see. Situated in the picturesque village of Aston Cantlow, this home offers the perfect blend of rural tranquility and modern convenience.

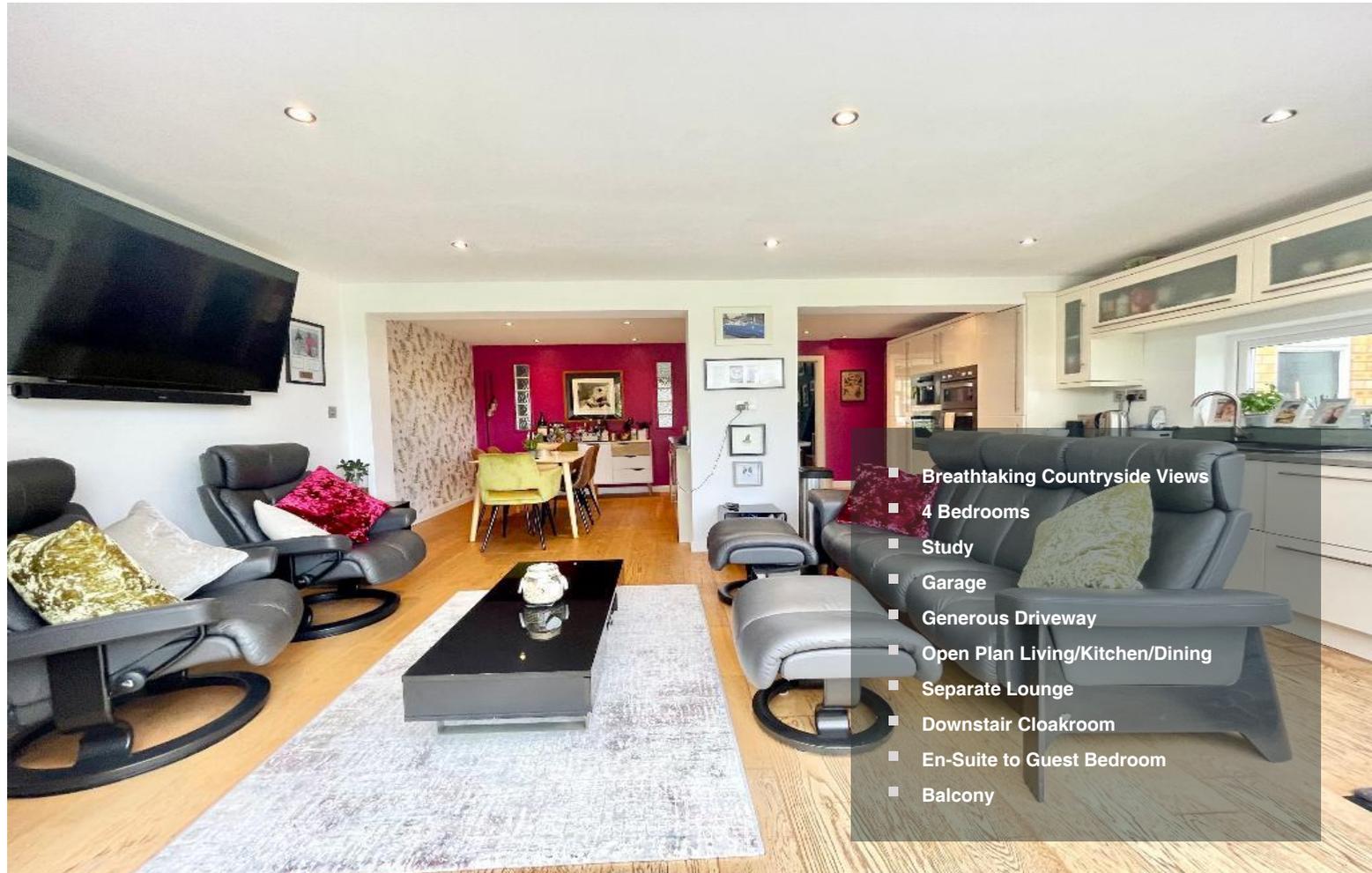
As you step into the property, you are greeted by a welcoming porch leading to the lounge, setting the tone for the warmth and comfort that lies within. However, the real highlight awaits at the back of the house, where you'll find a fabulous open plan kitchen family dining room. This space has been thoughtfully designed to make the most of the incredible countryside views, with bi-fold doors opening onto the garden, seamlessly merging indoor and outdoor living.

Downstairs also features a utility room and a convenient downstairs loo, adding to the practicality of the home.

Venturing upstairs, you'll find three spacious double bedrooms, one of which boasts an en-suite bathroom for added luxury. Additionally, there's a family bathroom and a study, providing ample space for both work and leisure.

But the real gem lies on the top floor, where you'll discover a double bedroom with its own balcony offering truly unforgettable views of the surrounding countryside. Imagine waking up to that every morning!

Outside, the rear garden is laid to lawn with a pleasant patio area, perfect for enjoying al fresco



- Breathtaking Countryside Views
- 4 Bedrooms
- Study
- Garage
- Generous Driveway
- Open Plan Living/Kitchen/Dining
- Separate Lounge
- Downstair Cloakroom
- En-Suite to Guest Bedroom
- Balcony

dining or simply soaking up the scenery. A garden shed provides handy storage for outdoor essentials.

At the front of the property, there's driveway parking for four cars, ensuring plenty of space for vehicles and guests plus a single garage with power and light.

In summary, this property offers a rare opportunity to embrace countryside living at its finest, with spacious accommodation, breathtaking views, and modern comforts throughout. Don't miss out on the chance to make this wonderful home your own.

#### Additional Information

We are informed by the vendor that the property is freehold and benefits from mains electricity, water and sewerage. Heating is by oil fired central heating. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band D with Stratford on Avon District Council.



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

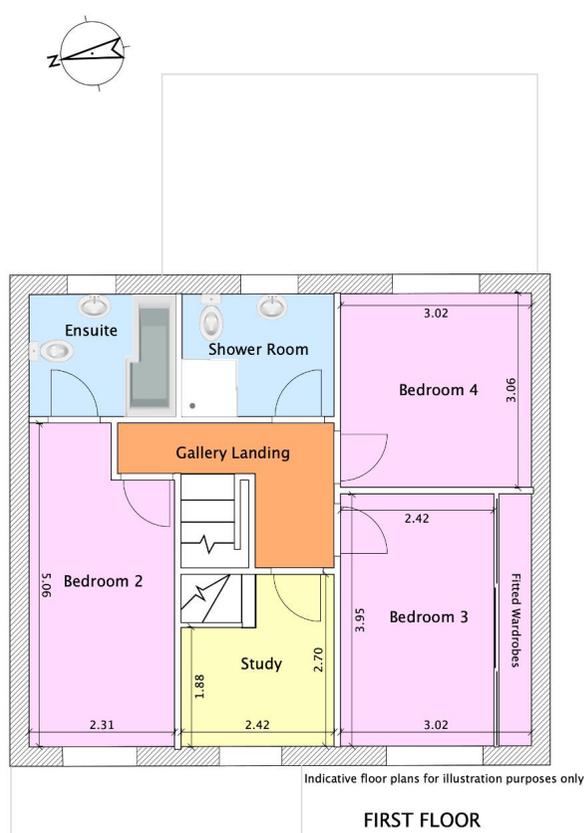
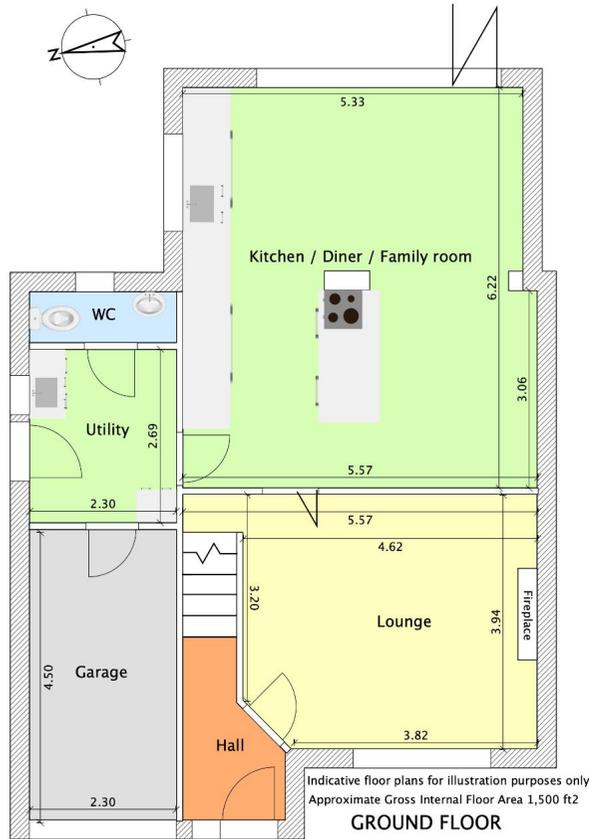








Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		



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## CONTACT US

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