

## 5 Bedroom Detached for Sale - Offers Over £650,000

Minster View, Alderminster, Stratford upon Avon, Warwickshire, CV37 8PB



### KEY FEATURES

- 5 Bedrooms • 2 Bathrooms • Village Location • Double Garage • Parking for 4 Cars • 3 Reception Rooms • Downstairs Cloakroom • Immaculately Presented • Integrated Kitchen Appliances

## Description

A beautifully presented five bedroom detached home, set within the highly regarded village of Alderminster. This stylish and thoughtfully arranged property offers generous and versatile accommodation, including two reception rooms, an impressive kitchen/dining space, and a superb garden room that effortlessly links the main living areas. There is also a double garage and a generous driveway providing parking for up to four vehicles.

The property enters into a welcoming hallway with a cloakroom/WC. The main lounge sits to one side, a comfortable and well-balanced room, with a window to the front and double doors accessing through to the garden room. This additional space is a real highlight of the home, creating a seamless connection between the lounge and kitchen while offering a relaxing outlook onto the garden.

To the front of the house, a second reception room provides flexibility as a dining room, snug, playroom or study.

The kitchen/dining room is designed very much with modern living in mind, fitted with a range of units and integrated appliances, alongside ample space for a dining table. The adjoining garden room enhances the layout beautifully, creating a sociable flow between the key living spaces. A separate utility room adds further practicality, with additional storage, appliance space and its own external door.

Upstairs, the principal bedroom features an en-suite shower room. There are three further double bedrooms and a fifth bedroom which could also serve as a study, all served by a family bathroom.

Outside, the rear garden has been attractively landscaped to create a lovely, low-maintenance space with a combination of patio areas and planted borders, ideal for seating and entertaining. The double garage is positioned to the side of the property, with the benefit of a substantial driveway offering parking for several vehicles.

Alderminster is a popular south Warwickshire village with a strong community feel, surrounded by open countryside. The well-regarded Bell Inn is a short walk away, while nearby Shipston-on-Stour provides a range of everyday amenities. Stratford-upon-Avon is just a short drive away, offering excellent shopping, dining and cultural attractions. The area is also well served by a selection of highly regarded state and independent schools, along with good transport links to Warwick, Leamington Spa, Oxford, Birmingham and London.

### Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band F with Stratford-on-Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.









Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		