



**THE ELMS, MAIN ROAD, LOWER QUINTON, WARWICKSHIRE**

**SECCOMBES**

CHARTERED SURVEYORS



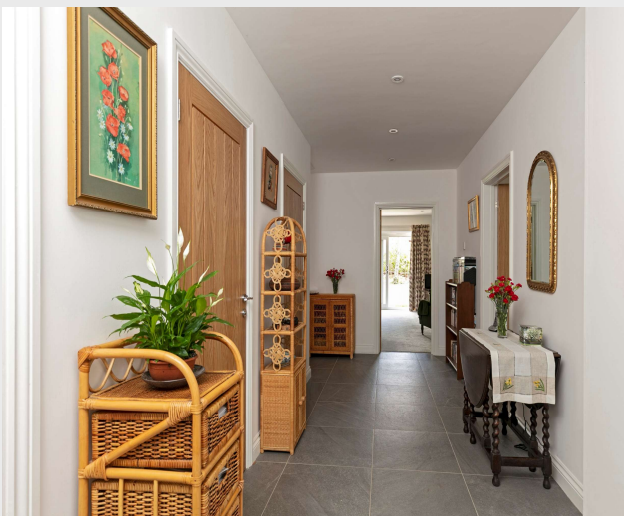
**THE ELMS  
MAIN ROAD  
LOWER QUINTON  
STRATFORD UPON AVON  
CV37 8RY**

Shipston on Stour (about 7 miles), Stratford upon Avon (about 6 miles), Chipping Campden (about 12 miles), Moreton in Marsh (about 12 miles), Warwick Parkway (14 miles), Birmingham International Airport (about 30 miles).

**AN OUTSTANDING HIGH ECO SPEC. DETACHED THREE-BEDROOM VILLAGE BUNGALOW PRESENTED TO A HIGH STANDARD SET IN ATTRACTIVE GARDENS AND GROUNDS WITH DETACHED DOUBLE GARAGE AND GOOD OFF-ROAD PARKING.**

Spacious Hallway, Living Room, Family Kitchen/Dining Room, Cloakroom, Three Bedrooms (two principal large doubles), Two Bathrooms (one En-Suite and one Jack & Jill), Utility Room. uPVC Double Glazing. Air Source Heat Pump Heating System. Detached Double Garage. Good Off-Road Parking. In all about 0.25 acre/0.10ha.

**Viewing through Shipston on Stour office**  
**Tel: 01608-663788 email: [shipston@seccombes.co.uk](mailto:shipston@seccombes.co.uk)**



**Lower Quinton** is situated in the undulating countryside of South Warwickshire at the foot of Meon Hill, which is the beginning of the Cotswold escarpment. Within the village there is a shop and post office, public house, primary school and the fine Norman Parish Church of St Swithins. The larger local centres of Shipston on Stour, Stratford upon Avon and Chipping Campden (about 12 miles) offer a more comprehensive range of shopping, schooling and recreational facilities.

There are main line stations at Moreton in Marsh with services south to Oxford and London (Paddington) and north to Hereford, and at Warwick Parkway with services south to London (Marylebone) and north to Birmingham. Birmingham International Airport (about 30 miles) is easily accessible.

**The Elms** is an outstanding high eco spec. detached village bungalow which was completed in early 2021 and presented to a high standard set in gardens and grounds extending to about a quarter of an acre.

The property has a high energy performance rating with very good thermal insulation for the walls, floors, roof and windows.

The property offers spacious and well-presented accommodation with three bedrooms and two bathrooms, together with an outstanding family kitchen/dining room with living room adjoining.

Features within the house include the well-appointed kitchen and bathrooms, ceramic tiled flooring and oak doors.

Outside are attractive enclosed garden and grounds, together with a double garage and off-road parking. The accommodation briefly comprises:

Spacious **Entrance Hall** with ceramic tiled floor, well-appointed **Cloakroom** with w.c. and wash hand basin, heated towel rail and tank room off.

**Living Room** with sliding patio door to garden. Glazed double doors lead into the



**Family Kitchen/Dining Room** about 30'8"/9.35m in length with well-appointed bespoke kitchen by Howdens incorporating ample base units with granite work surfaces over, fitted wall units with concealed lighting under together with built-in appliances including a five-ring Neff electric induction hob with extractor hood over, built-in AEG double oven, built-in AEG large fridge, deep freezer and dishwasher, together with a wine/drinks cooler, ceramic tiled floor, sliding patio door to garden.

**Bedroom One** with two built-in double fronted wardrobes, door to Jack & Jill **En-Suite Bathroom** with separate door to hallway and incorporating bath, w.c., wash hand basin with built-in cupboards under, separate shower cubicle, heated towel rail, ceramic tiled floor.

**Bedroom Two** with two built-in double wardrobes with oak doors, with **En-Suite Shower Room** with large shower cubicle, two wash hand basins with built-in cupboards under, w.c., heated towel rail, ceramic tiled floor.

**Bedroom Three** (currently used as a study).

**Utility Room** with round stainless steel sink unit with fitted cupboards under and work surfaces beside, plumbing for washing machine, space for tumble drier, built-in wall unit, **shelved store cupboard**, ceramic tiled floor, half-glazed uPVC double-glazed door to walkway and garden.



## GARDENS AND GROUNDS

From Main Street a tarmacadamed driveway leads up to two brick pillars with double oak five-bar electric gates leading through to a brick paviour driveway and **Car Parking Area** in front of the garage, with open grounds incorporating a number of fine trees to either side. Brick paviour path leads up to the front door from where a paved path leads round the side of The Elms to the principal garden area.

Immediately adjoining the property is a paved patio, beyond which the **Garden** is principally lawned with a wooded/coppice area beyond. The gardens and grounds are principally enclosed by boarded fencing.

## THE GARAGE

Situated a short distance from the house is the **Double Garage** with electric double roller-shutter door, power and light connected, wiring for electric car charging point, half-glazed side personnel door. Side walkway with gate leads around the back of the house to the principal garden area.

## GENERAL INFORMATION

### Tenure

The property is offered freehold with vacant possession.



### Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band F.

### Fixtures and Fittings

All items mentioned in these particulars are included in the sale. All other items are expressly excluded.

### Services

Mains electricity, water and drainage are connected to the property. Air Source heat pump for central heating and hot water.

### Energy Performance Certificate

Current: B (84) Potential: A (92)

### Directions

### Postcode CV37 8RY

From the centre of Lower Quinton, head west along Main Street for Upper Quinton and Long Marston After about 600 yards, and just having passed Millfield Close on the right, the drive entrance to The Elms is situated on the right after about a further 50 yards and marked by two white posts to either side of the tarmacadamed driveway with double five bar oak gates.

### IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements, or distances we have referred to are given as a guide only and are not precise.

**MFF/S3002/F004/10.09.2021**





Approximate Gross Internal Area = 150.9 sq m / 1624 sq ft  
 Garage = 27.5 sq m / 296 sq ft  
 Total Area = 178.4 sq m / 1920 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID789878)



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