

# Hamptons

INTERNATIONAL



**Lancaster Way, Stratford-Upon-Avon, CV37**

3  3  1 

GUIDE PRICE

**£360,000**

**(£355,000)**

## Property details

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### Key features

- **Three Double Bedrooms**
- **Immaculate Throughout**
- **7 years NHBC remaining**

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3 3 1

GUIDE PRICE  
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## Description

This beautifully presented modern home offers stylish and well balanced accommodation arranged over three floors, ideal for contemporary family living. The ground floor features a welcoming entrance hall leading to a bright sitting room with French doors opening onto the rear garden, allowing for excellent natural light. To the front, a sleek and well-appointed kitchen/breakfast room provides ample storage, integrated appliances, and space for dining, creating a sociable hub of the home. The kitchen is fully equipped with a Bosch induction hob, Bosch built-in oven, Indesit washing machine, Indesit dishwasher, and Indesit fridge freezer. A convenient cloakroom completes the ground floor. Upstairs, the first floor comprises two generously sized bedrooms served by a modern family bathroom and ensuite bathroom, while the top floor is dedicated to a spacious principal bedroom suite, benefitting from built-in storage and an ensuite shower room, offering a private retreat. The property is further enhanced by neutral shade blinds fitted throughout, complementing the home's clean and contemporary finish. Externally, the property enjoys a private, enclosed southwest facing rear garden, mainly laid to lawn with a paved patio area ideal for outdoor dining and entertaining. A timber shed provides useful storage, while the garden is bordered by fencing for privacy. The garden also benefits from pleasant views across the vale, adding to the sense of openness. To the front, the property benefits from a driveway providing off-road parking for two vehicles, along with additional visitor parking bays nearby. The home also enjoys a neatly presented frontage within a well maintained residential setting. Situated within the sought-after Shackleton Village development in Long Marston, the property enjoys a semi-rural setting with a strong sense of community. The village offers local amenities including a shop, café, and primary school, while more extensive facilities can be found in nearby Stratford-upon-Avon. The area is well connected via road links to the M40 and surrounding towns, making it ideal for commuters. Surrounded by Warwickshire countryside, residents can enjoy scenic walks and outdoor pursuits, while still being within easy reach of cultural attractions, theatres, and dining options that Stratford-upon-Avon is renowned for. Property Ref Number: HAM-64353









Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floor plan

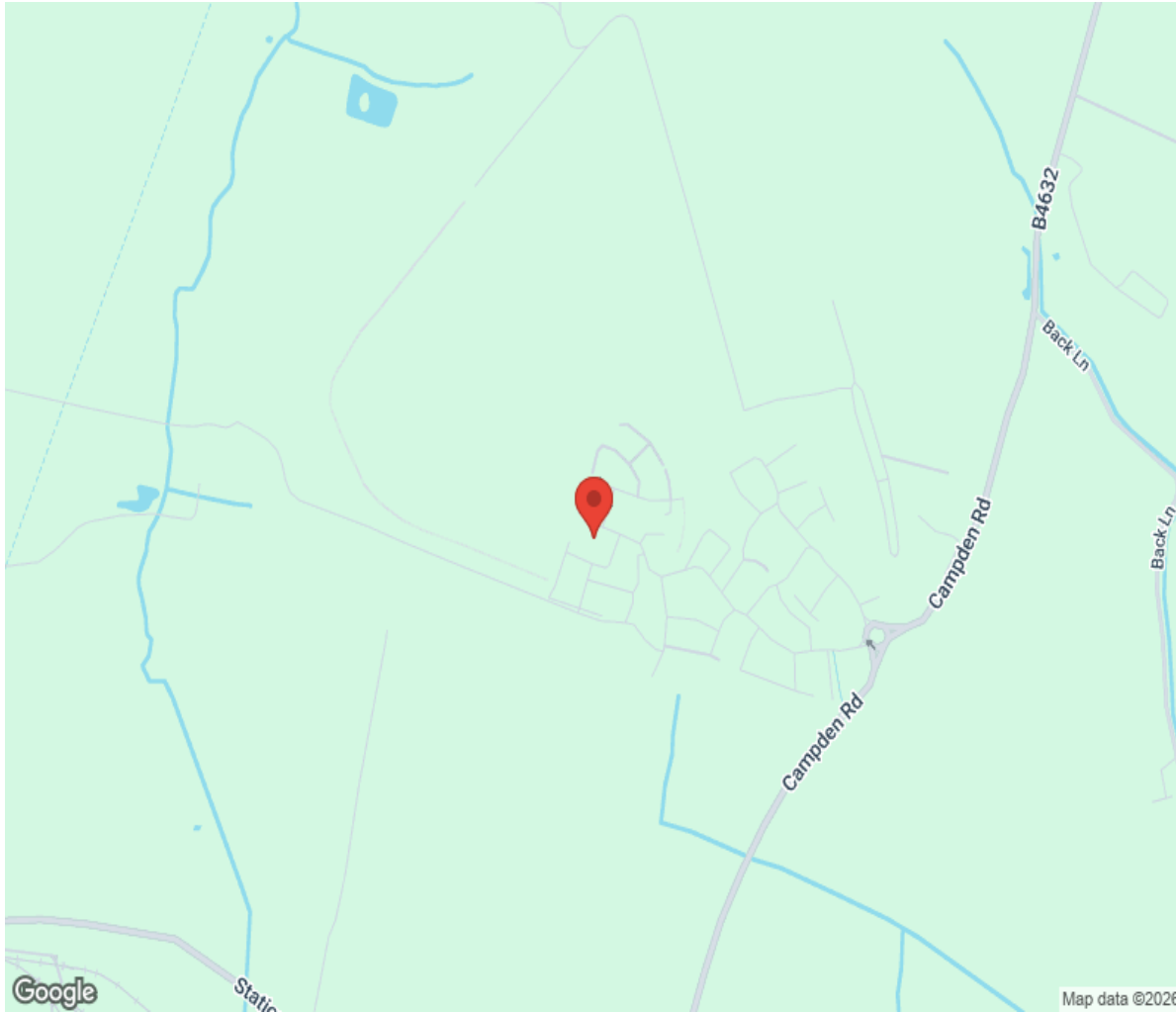
Approximate Area = 962 sq ft / 89.3 sq m  
Limited Use Area (s) = 157 sq ft / 14.5 sq m  
Total = 1119 sq ft / 103.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance withRICS Property Measurement 2nd Edition.

# Location

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