



DM&Co.
— SALES & LETTINGS —

Vicarage Hill
B94 5EA

This Stunning, Contemporary Four-Bedroom Family Home Is Available For Immediate Move In On A Furnished Basis.



DETAILS

A Stunning, Contemporary Four-Bedroom Family Home with Luxury Finishes

This exceptional home combines the elegance of a new build with high-quality finishes throughout. Featuring underfloor heating, exquisite Porcelanosa tiling, and a luxury kitchen with high-end appliances and bi-fold doors, the property is offered on a furnished basis & is available now.

Set well back from the road with ample parking behind electric gates, the home is approached via a sweeping driveway leading to the impressive double-height atrium entrance hall. Flooded with natural light, the entrance features a stunning oak and glass galleried landing, wood-effect flooring, a guest cloakroom, and a convenient storage cupboard.

The ground floor offers versatile and spacious living accommodation. The kitchen, dining, and living area is ideal for relaxing, cooking, and entertaining, with two sets of bi-fold doors opening onto the south-facing rear garden. A separate utility room provides additional kitchen space and garden access. The fourth bedroom with en-suite is also located on this floor, offering a perfect guest suite or multi-generational living option. At the rear of the property, a neat home office and a cosy lounge/snug feature large windows and bi-fold doors leading to the patio, creating bright and welcoming spaces.





DETAILS

Upstairs, the galleried landing leads to three large bedrooms, two with en-suites. The master bedroom is thoughtfully designed with a feature panelled wall, a Juliet balcony, and a dressing area adjacent to a beautifully tiled en-suite. The second bedroom also has a Juliet balcony with rear views and its own en-suite, while the third bedroom is generously sized and shares the sumptuous family bathroom, which features a freestanding bath under a large window and a walk-in rain shower.

Additional accommodation above the double garage provides a versatile space suitable as a gym, home office, or additional bedroom, complete with its own en-suite.

The rear garden has been thoughtfully landscaped, with a large grey porcelain-tiled patio perfect for relaxing and entertaining, surrounded by lawned areas and raised beds. To the front, there is further lawned space and generous parking for at least six cars.

Combining style, comfort, and practicality, this home offers an exceptional living experience in a desirable location.

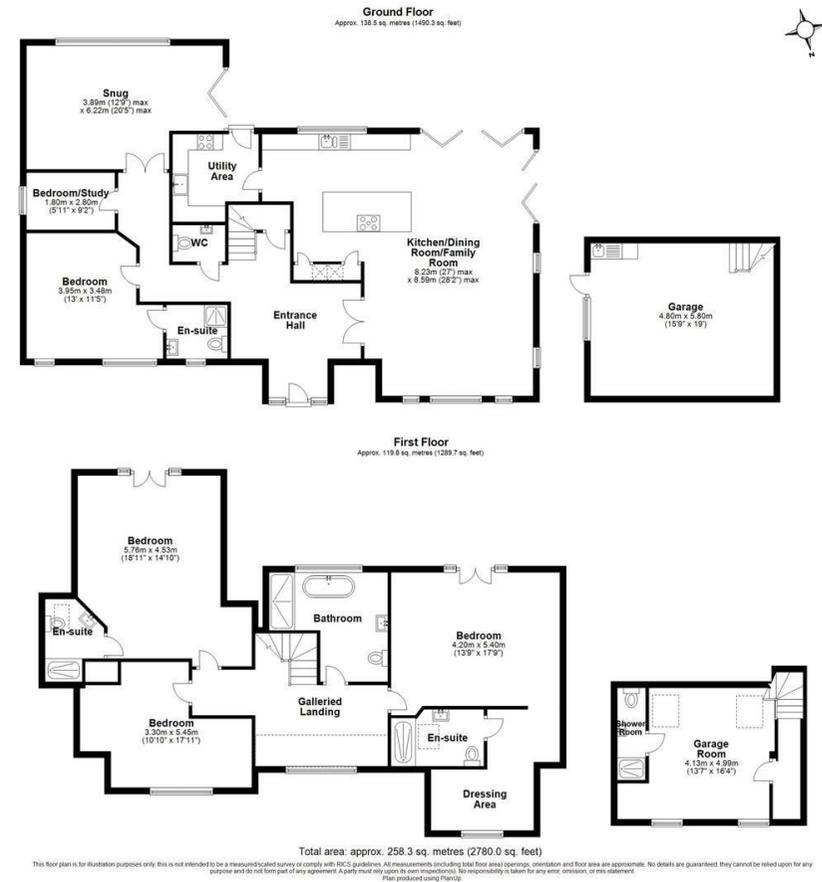
*Gardener to be included.

Stratford Upon Avon Council - Tax Band G

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.

FEATURES

- Stunning Contemporary Four-Bedroom Family Home
- Luxury Kitchen With Bi-Fold Doors And Appliances
- Underfloor Heating And Porcelanosa Tiling Throughout
- Double-Height Atrium Entrance With Galleried Landing
- Master Bedroom With En-Suite And Juliet Balcony
- South-Facing Landscaped Garden With Patio And Parking
- Holding Deposit - £923.00
- Security Deposit - £4615.38
- Offered Furnished
- Available Now



VIEWING

Book a viewing with Sole Agents DM & Co.
Premium by phone or email:

📞 0121 775 0101

@ lettings@dmandcohomes.co.uk

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		76	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	