



Plot 1 Lake View House,
High Close Farm, Sand Barn Lane
Black Hill, Stratford Upon Avon
CV37 0PH

£995,000



Lake View House

Build complete - Located in Blackhill near Snitterfield A brand new four bedroom detached barn style with a double garage and large garden located at High Close Farm which is a small exclusive development of just 8 brand new barn style homes. Set in a tranquil setting with open views and finished to a high level of specification.

Welcome to this stunning brand new 4 bedroom detached home located in the desirable Black Hill area, offering a perfect blend of modern living and elegant design across 1,735 sq ft of beautifully crafted accommodation. Part of an exclusive development of just 8 barn-style homes, this property boasts exceptional build quality and a thoughtful layout ideal for growing families and those who enjoy entertaining.

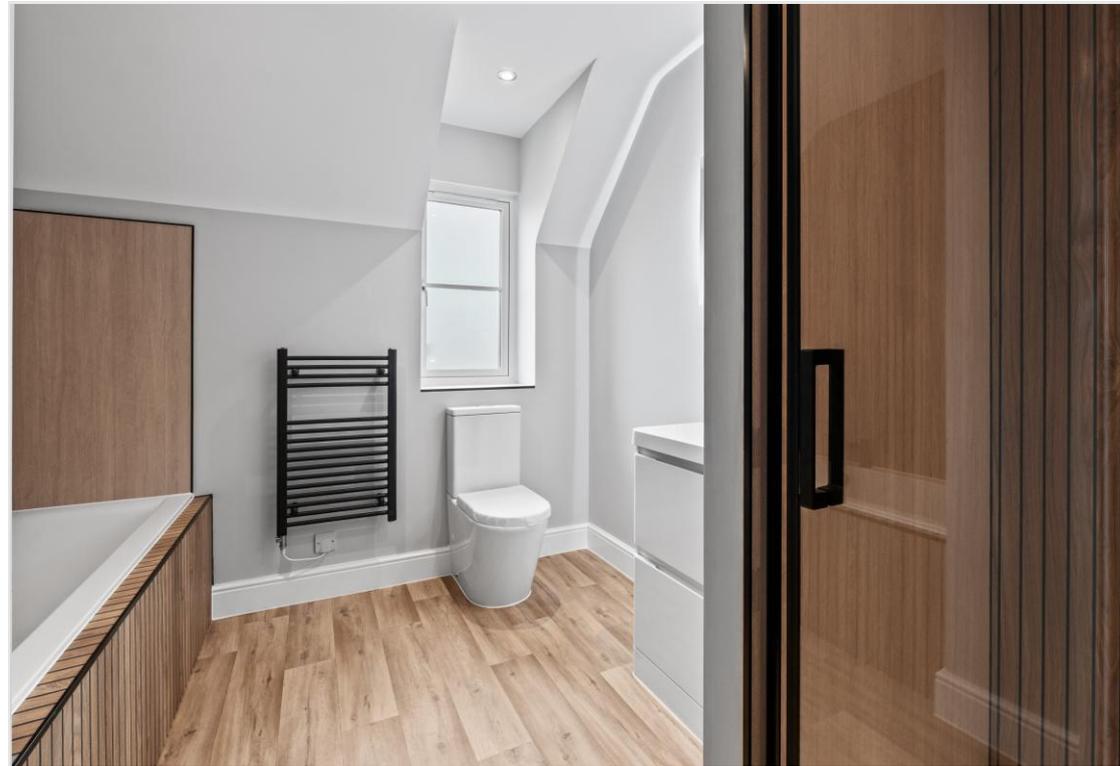
Step inside the spacious hallway to discover an inviting open plan kitchen, dining, and family room that serves as the heart of the home. Fitted with integrated appliances and elegant quartz worksurfaces, this contemporary space is perfect for cooking, dining, and relaxing. The bifold doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living and allowing natural light to flood this room. A separate laundry room comes equipped with plumbing and space for both a washing machine and tumble dryer, adding practical convenience to daily life.

The living room is a cosy retreat featuring a charming feature electric fireplace. Bifold doors here also open out onto the rear garden, creating flexible entertaining space and a bright atmosphere. The kitchen and living areas both benefit from underfloor heating, providing a warm and inviting environment throughout the ground floor.

Upstairs, you will find four generously sized bedrooms, with the main bedroom enjoying a modern ensuite shower room featuring an illuminated mirror above the basin. Both the ensuite and the family bathroom come with underfloor heating for added comfort. The family bathroom offers both a luxurious bath and a separate shower, radiator heating ensures warmth and comfort throughout the first floor.

Externally, the property has block paved driveway offering parking for several cars and a detached double garage equipped with an electric car charging point, catering perfectly to modern lifestyles. The rear garden has been thoughtfully landscaped with fresh turf, secure fencing, and a paved patio area, providing a private outdoor space.





Additional green credentials include solar photovoltaic panels on the roof, aiding energy efficiency and reducing running costs, while the air source central heating system further enhances eco-friendly living. This home also benefits from a 10 Year ICW Warranty, giving you peace of mind and assurance in your investment.

This brand new Black Hill home combines style, practicality, and sustainable features, creating a beautiful setting. Don't miss the chance to make this exceptional property your new home – contact us today to arrange a viewing and experience this wonderful residence for yourself.

Additional Information

Tenure: Freehold Purchasers should check this before proceeding. Service charges apply TBC

Services: We have been advised by the vendor there is mains water, electricity and mains drainage with heating supplied by an Air Source Heat Pump connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

Rights of Way: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

Council Tax: This is yet to be assessed.



Energy Performance Certificate : TBC

Viewing: By appointment only

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. We have a Company complaints procedure in place, please ask for more details.

Money Laundering Regulations

Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





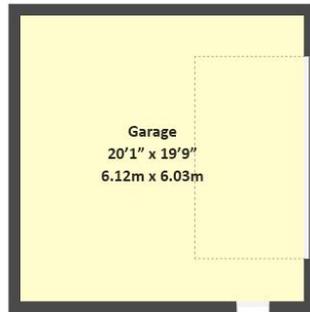


Internal Living Area 1,735 square feet / 161.16 square metres

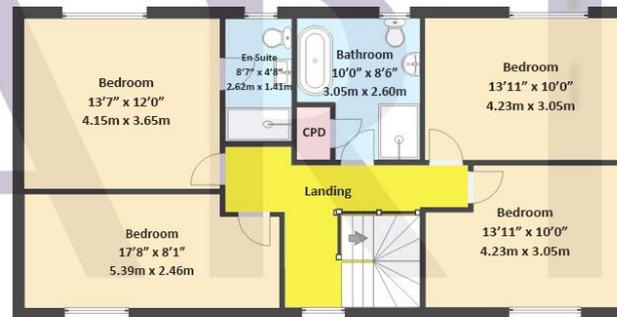
Plus Garage 398 square feet / 36.94 square metres



Ground Floor



First Floor



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