

HARTS
AGENTS FOR FINE HOMES

Briar Rigg (Plot 3) High Close Farm,

Black Hill

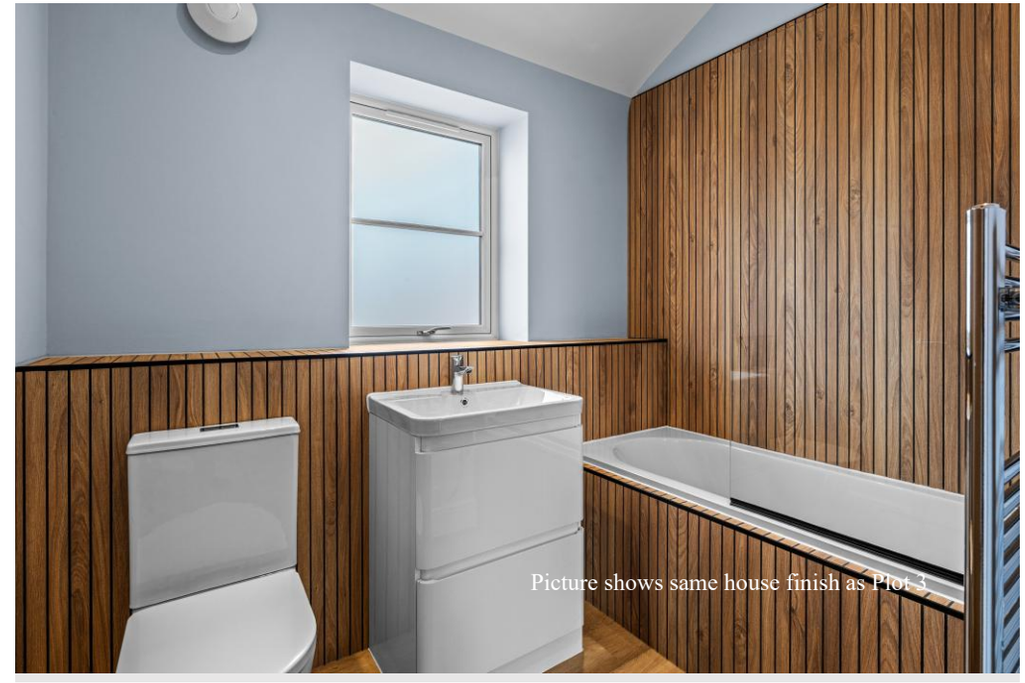
Stratford Upon Avon

CV37 0PH

Guide Price

£695,000


Picture shows same house finish as Plot 3


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Briar Rigg (Plot 3) High Close Farm, Black Hill, Stratford Upon Avon

Introducing this brand new three bedroom detached bungalow, nestled within the exclusive High Close Farm development in Blackhill. This stunning residence offers approximately 1,137 sq ft of stylish, single-level living space, designed in a contemporary barn-style aesthetic. Finished to an exceptional standard and boasting excellent eco credentials including an air source heat pump central heating system and photovoltaic solar panels, this home perfectly blends modern comfort with sustainable living. The property further benefits from a 10-year build warranty, providing peace of mind.

Set within a small development of just eight bespoke homes, High Close Farm enjoys a peaceful rural environment surrounded by picturesque countryside views. Blackhill itself is a charming village close to Snitterfield and Stratford Upon Avon town centre and offers a tranquil lifestyle while remaining within easy reach of local amenities and transport links. This location is ideal for those seeking a quiet retreat with convenient access to market towns and the wider Warwickshire region.

Step into the spacious reception hall which also has two store rooms for additional storage needs. The heart of this home is a beautifully appointed open-plan living dining room kitchen, fitted with a range of integrated appliances with skylights making this room beautifully bright and airy and perfect for entertaining or relaxing with family. Adjacent to the kitchen is a separate utility room, offering extra practicality for everyday living.

The main bedroom is a true retreat, featuring stylish double doors that open directly onto the rear garden, an ideal design for enjoying the serene outdoors. This main bedroom suite also benefits from a contemporary ensuite shower room, thoughtfully appointed for comfort and convenience. Two further well-proportioned bedrooms provide plenty of space for family, guests, or flexible use as a home office, accompanied by a modern family bathroom that serves the entire home.

Outside, the private rear garden offers a peaceful setting with stunning countryside views, perfect for alfresco dining or simply unwinding in nature. The block pavior driveway affords generous parking space for multiple vehicles, completing the practical and attractive exterior of this superb property.

In summary, this exceptional new build bungalow at High Close Farm presents a unique opportunity to secure a high-spec, eco-friendly home in a sought-after rural location. Combining spacious, versatile living accommodation with superior build quality and energy efficiency, this property is sure to appeal to those looking for a comfortable and stylish countryside residence.

Living/Dining Room/Kitchen	22’1 x 18’8 (6.72m x 5.70m)
Utility Room	6’1 x 5’6 (1.85m x 1.67m)
Reception Hall	23’1 x 10’0 (7.04m x 3.06m)
Bedroom	14’11 x 11’9 (4.54m x 3.57m)
Ensuite	7’10 x 6’0 (2.38m x 1.84m)
Bedroom	11’9 x 11’3 (3.57m x 3.44m)
Bedroom	11’3 x 10’0 (3.44m x 3.03m)
Bathroom	7’10 x 6’1 (2.38m x 1.87m)

Agents Note - Internal and external photos show a the same house type.

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 communal waste management system 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

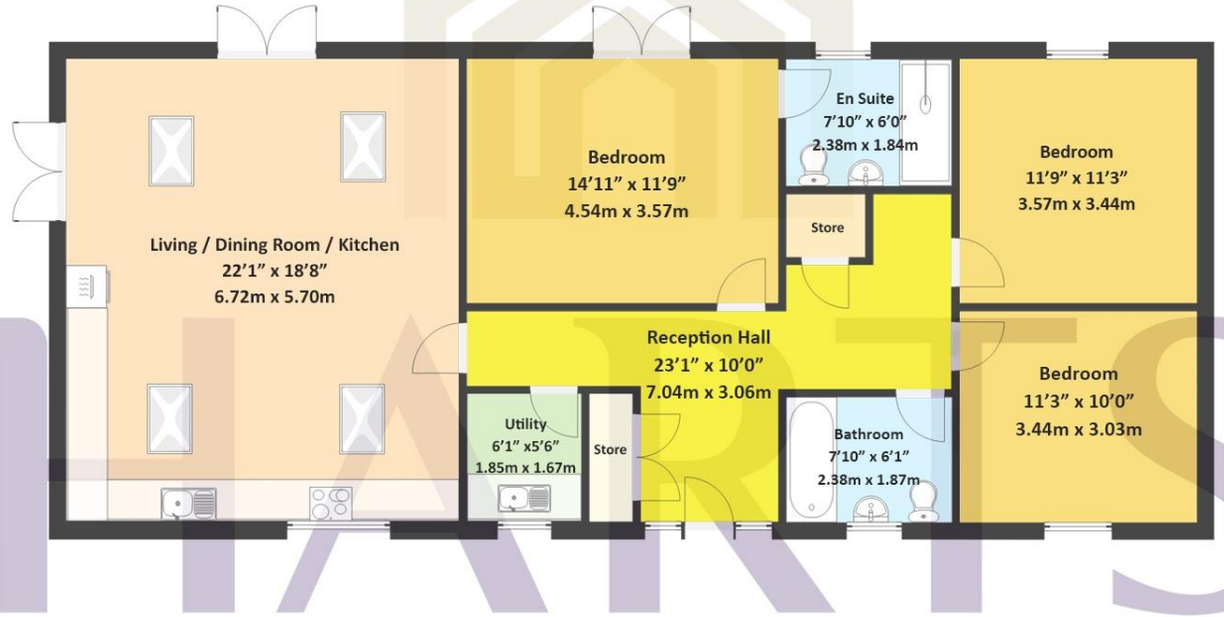
Viewing: By appointment only

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

Ground Floor



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