



Goose Lane, Lower Quinton, CV37
£695,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is delighted to present to the market this newly renovated, five bedroom, three bathroom family home in Lower Quinton, a highly desirable village within easy reach of Stratford-Upon-Avon (7 miles), and the popular Cotswold villages of Chipping Camden (6.4 miles) and Broadway (9.5 miles).

Having been completed to a very high specification, this stylish and elegant family home offers contemporary and versatile living accommodation that extends to 2016 sq ft.

Material Information:

Council Tax: Band C

Local Authority: Stratford-Upon-Avon District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom June 25)

Mobile Coverage: Limited Coverage (Checked on Ofcom June 25)

Heating: LPG Heating

Listed: No

Tenure: Freehold











The Finer Details

Situated in the highly desirable northern fringes of the Cotswolds, in the picturesque Warwickshire village of Lower Quinton, close to the bustling town of Stratford Upon Avon, The Stores is a newly completed five bedroom, three bathroom family home that has been finished to the highest of qualities.

With living accommodation extending to 1913 sq ft, this stunning family home offers elegant and contemporary, open plan living across two floors with convenient driveway parking and a spacious rear garden.

As you approach The Stores, visitors enter through a bespoke Oak beamed entrance porch into a spacious entrance hallway with herringbone LVT flooring that runs the length and breadth of the ground floor.

At the heart of the home lies a spacious sitting room seamlessly connected to an open-plan, formal dining area/snug to the rear. The central sitting room has been cleverly designed to include a wood pannelled media wall and striking under-stairs wine store, beautifully enclosed with a glass-walled entrance, adding both functionality and flair. Just off the sitting room, a convenient downstairs WC is discreetly tucked away, while an adjacent utility room provides practical space and access to the patio as well as internal access to the garage. A central staircase provides carpeted access to the first floor accommodation.

The dining room/playroom, positioned at the rear of the property, boasts expansive dual-aspect windows and bi-folding and French doors that open directly onto the patio—offering the ideal setting for indoor-outdoor living and views over the pretty rear garden.

The modern and elegant kitchen diner seamlessly blends style with functionality. At the heart of the room is a striking central island featuring a breakfast bar—perfect for casual dining or entertaining, while dual aspect windows flood the room with natural light.

The kitchen has been thoughtfully designed with a full suite of integrated appliances, including a dishwasher, ovens, electric hobs, and a large wine fridge. Quartz counter tops add to its contemporary feel and there is ample kitchen storage throughout.

Adjacent to the kitchen, the spacious dining area offers a warm and sophisticated setting, complete with rich wooden panelling surrounding a sleek media wall as well as a stylish exposed brick wall—ideal for relaxed evenings or hosting guests.













Ascending the carpeted central staircase, guests are welcomed by a generous landing that provides access to five well-proportioned double bedrooms and a stylish family bathroom.

The master bedroom is positioned at the front of the property, offering beautiful, far-reaching views across the Warwickshire countryside. This serene retreat features a fully panelled feature wall, along with a contemporary en-suite shower room, designed with comfort in mind.

The principal guest bedroom is situated along the carpeted corridor and is a spacious double with an en-suite shower room. There are three further double bedrooms, all with allocated wardrobe space.

Located off the first floor landing is a modern and stylish family bathroom that features a stand-alone bath, separate shower, basin and WC, as well as an airing cupboard that houses the hot water tank. Plentiful attic storage is accessed via a retractable ladder from the first floor landing.

Externally, a generous, porcelain tiled patio is accessed via both the dining area and utility room and is a wonderful space to entertain guests on warm summers nights. A rear decked area is located along a decked path which is flanked by freshly laid lawns. To the front of the property custom built, oak fencing surrounds a driveway with off street parking for up to four vehicles. An integrated garage opens onto the driveway and provides ample storage and would make a wonderful studio/home office or workshop.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	50 E
21-38	F		
1-20	G		









About the Area

Nestled in the charming village of Lower Quinton, The Stores enjoys a quintessentially English setting, surrounded by rolling Warwickshire countryside and steeped in local history. Just over six miles from the cultural and historic town of Stratford-upon-Avon, the property offers the perfect balance of rural tranquillity and easy access to urban amenities.

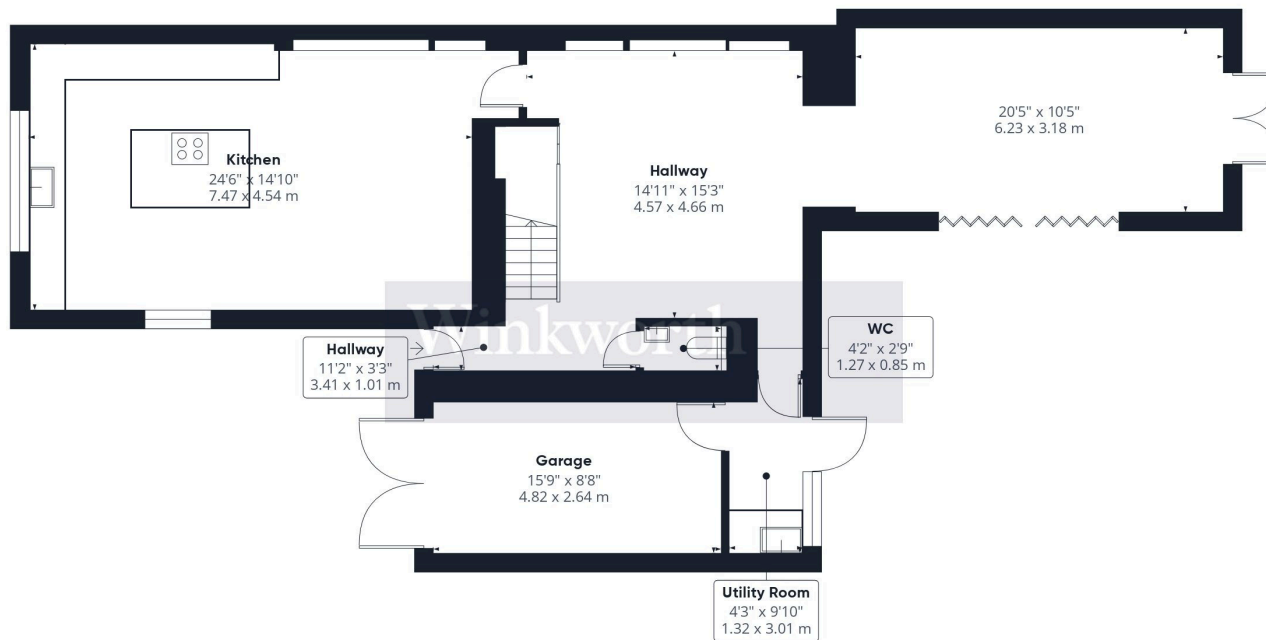
Lower Quinton has a thriving village community, with a number of essential amenities just a short stroll away. A well-regarded primary school, a village shop and post office, and the popular College Arms pub all sit at the heart of village life, while nearby Meon Vale offers additional conveniences.

A range of well-regarded schools—both state and independent—are easily accessible from The Stores. Quinton Primary School is just 200metres away, while Stratford-upon-Avon School (7.1 miles) and King Edward VI School (6.9 miles) are within easy driving distance. Kitebrook Preparatory School (14.9 miles) and The Croft School (8 miles) are also nearby.

The location is particularly convenient for commuters, with excellent links to the M40 at both junctions 15 and 12. Stratford-upon-Avon Train Station (6.9 miles) offers direct and indirect services to Birmingham (37 minutes) and London Train Terminals via nearby various stations (2 hours 7 minutes), while major employers such as Jaguar Land Rover, Aston Martin, and the expanding Gaydon Business Park are within a 20-minute drive.



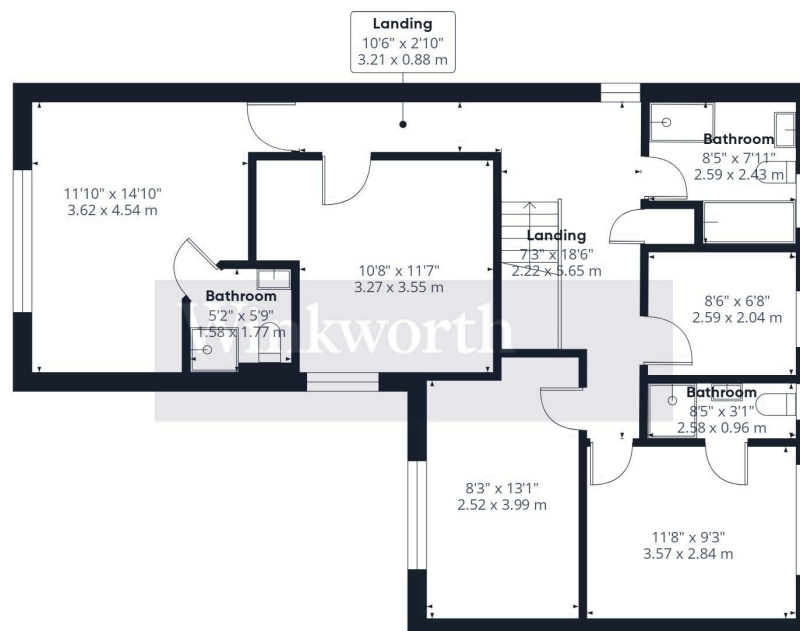




Approximate total area⁽¹⁾

1907 ft²

177.1 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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