



Woodland Close, Stratton, SN25 6AB

asking price **£465,000**

**richard  
james**



## prominent location

- Nestled on a private road between the scenic Stratton Woods and Stratton itself, this impressive 4-bedroom detached home offers an idyllic retreat for families and nature enthusiasts. With a large double frontage and situated in a non-overlooked position, this residence ensures both privacy and tranquility.

As you enter through the grand entrance hall, you're greeted by a modern and inviting atmosphere. The ground floor boasts a convenient downstairs toilet and a dual-aspect lounge that spans the entire length of the home, providing ample space for relaxation and entertaining. The open-plan kitchen diner, adorned with elegant porcelain tiles, is a contemporary hub of the house. Adjacent to this space is a glass room, perfect for a home office or a children's play area, allowing natural light to flood the space.

The rear garden is a delightful blend of functionality and aesthetics, featuring a combination of lush lawn and a patio area, creating a perfect setting for outdoor activities and gatherings.

Upstairs, four spacious bedrooms await, and a large bright landing with glass windows invites a sense of openness and light. The main bedroom is generously sized and comes complete with a spacious ensuite for added luxury. An additional family bathroom caters to the needs of the other bedrooms, ensuring comfort and convenience for the entire household.

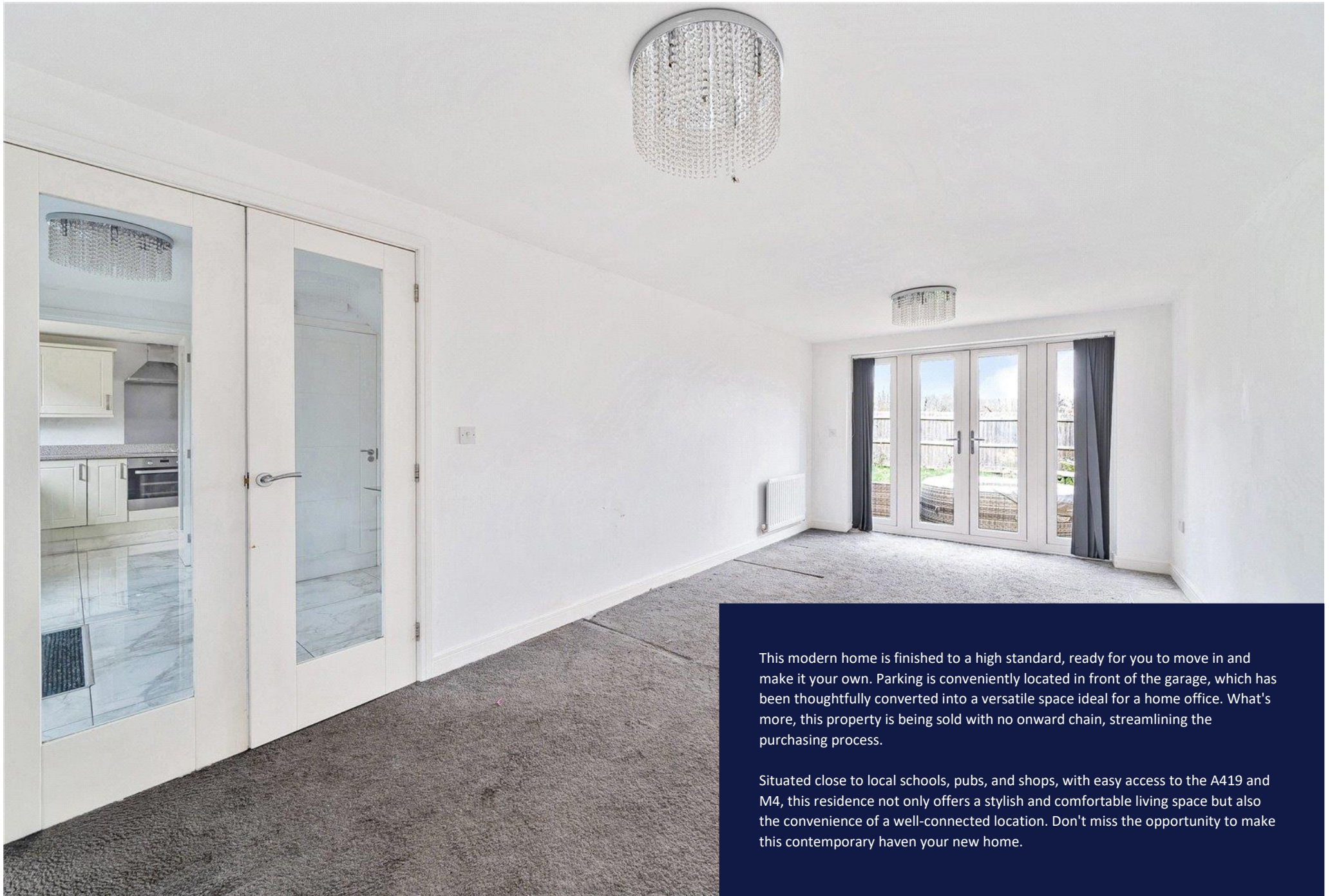
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valuation on your property

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Grange Drive | Stratton | SN3 4LA



This modern home is finished to a high standard, ready for you to move in and make it your own. Parking is conveniently located in front of the garage, which has been thoughtfully converted into a versatile space ideal for a home office. What's more, this property is being sold with no onward chain, streamlining the purchasing process.

Situated close to local schools, pubs, and shops, with easy access to the A419 and M4, this residence not only offers a stylish and comfortable living space but also the convenience of a well-connected location. Don't miss the opportunity to make this contemporary haven your new home.







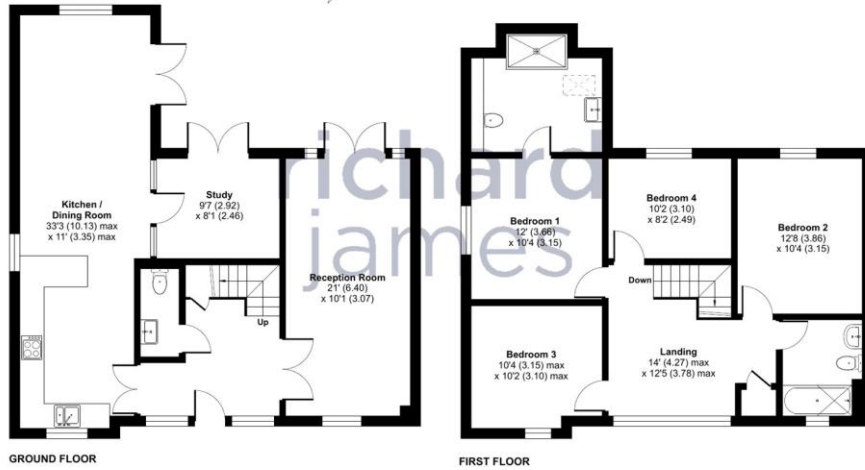








Approximate Area = 1573 sq ft / 146.1 sq m  
For identification only - Not to scale



 Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©richjames 2023.  
Produced for Richard James. REF: 1068664

NB These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order. All Measurements are approximate. Images for illustration purposes only.

## exceptional service

Our team will guide you through the process of buying or selling your home.

We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

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