

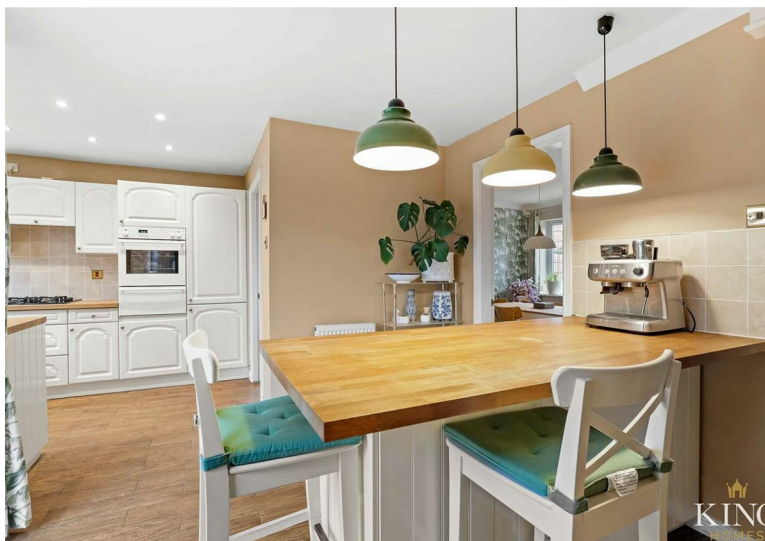


**Sandown Close, Stratford-Upon-Avon, CV37 9BZ**

**Guide price £600,000**



**\*\* Substantial Four Bedroom Detached Family Home \*\* Double Garage and Driveway Parking \*\* Front and Rear Gardens \*\* Quietly situated within Sandown Close, just off the Evesham Road. The property features a good-sized front garden with mature greenery and climbing honeysuckle, ample driveway parking, and a detached double garage with power and lighting. Inside, a bright entrance hallway leads to a spacious living room, separate dining room/home office, and a well-equipped kitchen/breakfast room with utility. Upstairs, the principal bedroom boasts built-in storage and an en-suite, with three further bedrooms providing flexibility for family living or home working. Well maintained and double glazed, this home offers a versatile layout and a highly appealing family environment. The property also benefits from a detached double garage, which had full planning permission granted in 2019 for a one-bedroom granny annex apartment conversion, and an ample block-paved driveway. Outside, a beautifully landscaped rear garden provides a private and tranquil space, with paved and gravelled patios, a central lawn, and a large shed. Conveniently located within walking distance to Stratford Girls' Grammar School, this exceptional home is set in a prime and sought-after location, perfectly suited for families looking for space, versatility, and excellent schooling options.**



Quietly positioned within Sandown Close, just off the Evesham Road, this substantial four-bedroom family home offers generous accommodation arranged over two floors. The close is characterised by individual family homes designed to provide variety and character, and Number 5 enjoys a pleasant outlook to both the front and rear over surrounding gardens. The property is well maintained, nicely presented throughout, and benefits from double glazing.

On approach, the property features a good-sized foregarden with pathways, paved areas, mature greenery, and climbing honeysuckle, complemented by ample driveway parking leading to the detached double garage, which is equipped with power and lighting and offers a large, versatile internal space.

A canopied porch leads into a bright and welcoming entrance hallway, with a partially glazed internal door and windows to either side allowing natural light to filter through. The hallway provides access to a useful ground floor cloakroom and practical under-stairs storage.

Double doors open into the spacious living room, which stretches from front to rear. Large leaded-effect windows at both ends create a light-filled space, while a central fireplace with marble insert and wood surround forms an attractive focal point within a generously proportioned room.

The dining room and kitchen/breakfast room are accessed separately from the hallway, allowing flexible use of the spaces. The dining room, with a front-facing window, can be closed off and would also serve well as a home office or study.

The kitchen/breakfast room enjoys a pleasant outlook over the garden and features sliding patio doors opening onto the terrace, perfect for everyday family use and informal dining. The kitchen is fitted with a range of floor and wall cabinets incorporating integrated appliances. A separate utility room provides additional storage and space for laundry appliances, with a half-glazed door giving access to the side of the property.

The first floor landing leads to four well-proportioned bedrooms. The principal bedroom, overlooking the rear

garden, offers generous built-in storage and benefits from its own en-suite shower room. A further bedroom also enjoys a rear aspect, while two additional bedrooms are positioned to the front of the property. All bedrooms are well presented and offer flexibility for family living, guests, or home working.

The rear garden is attractively arranged and manageable, featuring a central circular lawn bordered by paved and gravelled patio areas, with established shrubs and planting providing year-round interest. A paved pathway continues around the side of the property to a further raised patio area, ideal for practical storage, and the garden also includes a large shed.

### Entrance Hallway

**Living Room** 20'5" x 12'6" (6.24m x 3.83m)

**Dining Room** 9'11" x 11'0" (3.04m x 3.37m)

**Kitchen/Breakfast Room**  
15'6" x 18'1" max (4.73m x 5.53m max)

### First Floor Landing

**Bedroom 1** 13'6" x 11'1" (4.13m x 3.40m)

**En-Suite** 5'9" x 8'0" max (1.77m x 2.44m max)

**Bedroom 2** 11'1" x 13'10" (3.40m x 4.22m)

**Bedroom 3** 11'1" x 11'8" (3.38m x 3.58m )

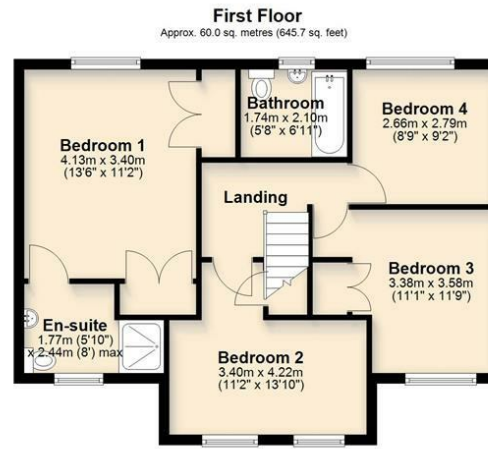
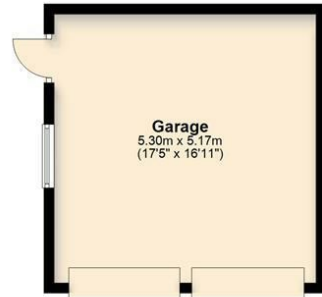
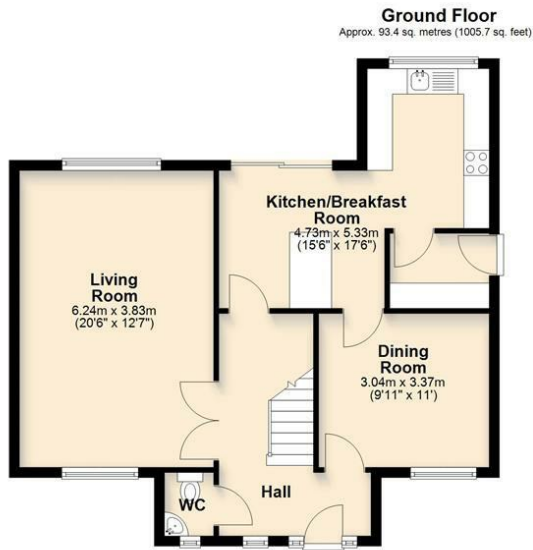
**Bedroom 4** 8'8" x 9'1" (2.66m x 2.79m)

**Family Bathroom** 5'8" x 6'10" (1.74m x 2.10m)

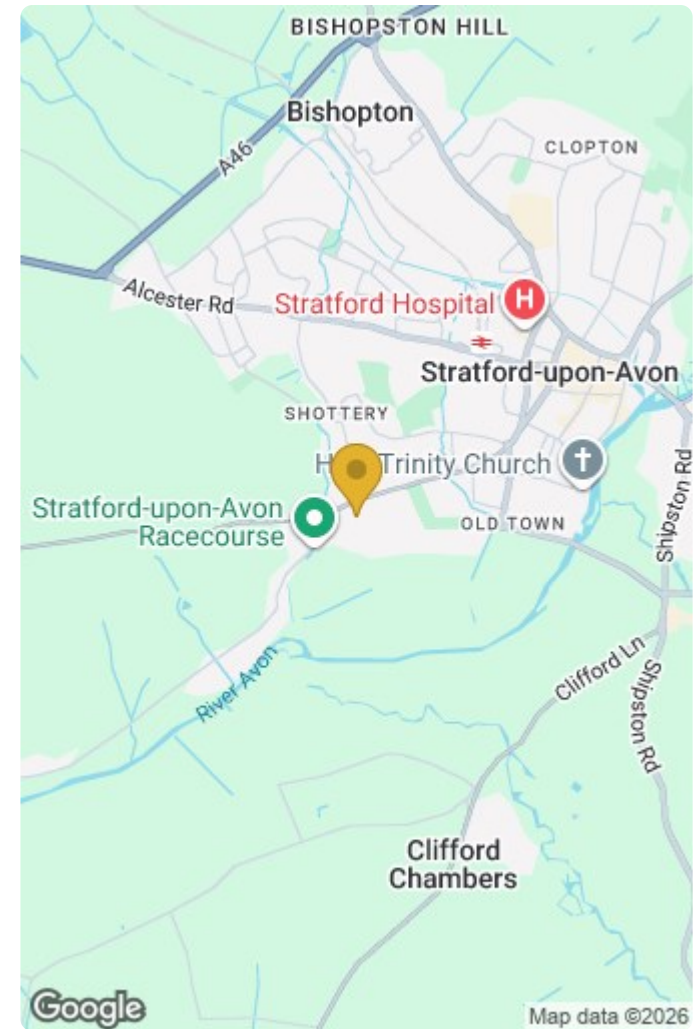
**Double Garage** 17'4" x 16'11" (5.30m x 5.17m)







Total area: approx. 153.4 sq. metres (1651.4 sq. feet)



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

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