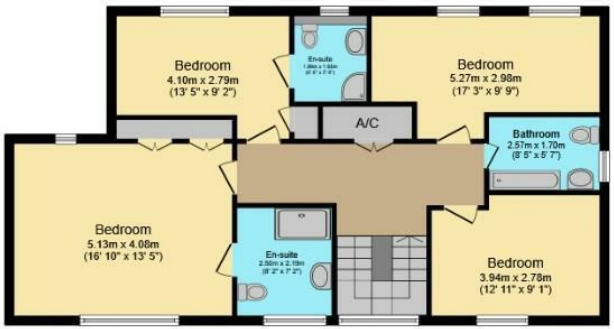


129 Shipston Road, Stratford-upon-Avon, CV37 7LW

Stratford-upon-Avon



Ground Floor



First Floor

Total floor area: 229.6 sq.m. (2,471 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Fully modernised and stylishly presented throughout
- Four double bedrooms
- Superb open-plan kitchen, dining and family room with sliding doors to garden
- Separate sitting room and home office
- Two en suite bedrooms plus family bathroom
- Rear garden with multiple entertaining areas
- Double garage with adjoining workshop
- Highly regarded Shipston Road location, south of the river
- Walking distance to town centre and lovely river walks

4 3 3

Offers Over £925,000

A beautifully modernised and exceptionally stylish four double bedroom detached family home, occupying a highly regarded position on Shipston Road, south of the river within walking distance to the town and lovely river walks. Offering impressive and versatile accommodation, the property features a superb open-plan kitchen, dining and family room, two log burners, a separate sitting room and home office, two en suites and a delightful rear garden, together with a double garage, workshop and large driveway.

ACCOMMODATION

This beautifully modernised detached home occupies a sought-after position on Shipston Road, one of Stratford-upon-Avon's highly regarded residential roads south of the river. Stylishly presented throughout, the property offers generous and thoughtfully arranged accommodation, with an impressive open-plan kitchen, dining and family space forming the heart of the home.

The property is approached via a useful entrance porch, providing hanging space for coats, which in turn opens into the entrance hall. Positioned off the entrance hall is a ground floor cloakroom, fitted with a WC and wash hand basin. The sitting room is centred around a log burner set within an ornate fireplace, while a door provides direct access onto the rear garden. Also positioned off the entrance hall is a useful home office, or playroom. This room benefits from built-in storage cupboards and also has a sliding door opening directly onto the garden.

Undoubtedly one of the highlights of the property is the impressive open-plan kitchen, dining and family room. Spacious and thoughtfully designed for modern family living and entertaining, the kitchen features a stone-tiled floor with underfloor heating and is fitted with a stylish range of matching base and drawer units with granite work surfaces over, incorporating a one-and-a-half bowl sink and convenient Quooker hot water tap. A central island provides further preparation space and storage. Integrated appliances include a Smeg cooker with six-ring gas hob and overhead canopy extractor, dishwasher and fridge freezer. The family area provides plenty of space for both dining, entertaining and relaxed seating and features a further log burner. An expanse of glazing stretches across the rear of the room, flooding the space with natural light, with full room width sliding doors opening directly onto the garden. Off the kitchen is a practical utility room, providing generous cupboard storage together with space for a washing machine and tumble dryer.

To the first floor, the landing gives access to an airing cupboard housing the hot water tank. The main bedroom is a generous double room with built-in wardrobes and its own en suite shower room, comprising a large walk in shower, WC, wash hand basin with storage beneath and a wall-mounted heated towel rail. Bedroom two is another double bedroom and benefits from access to a useful storeroom,









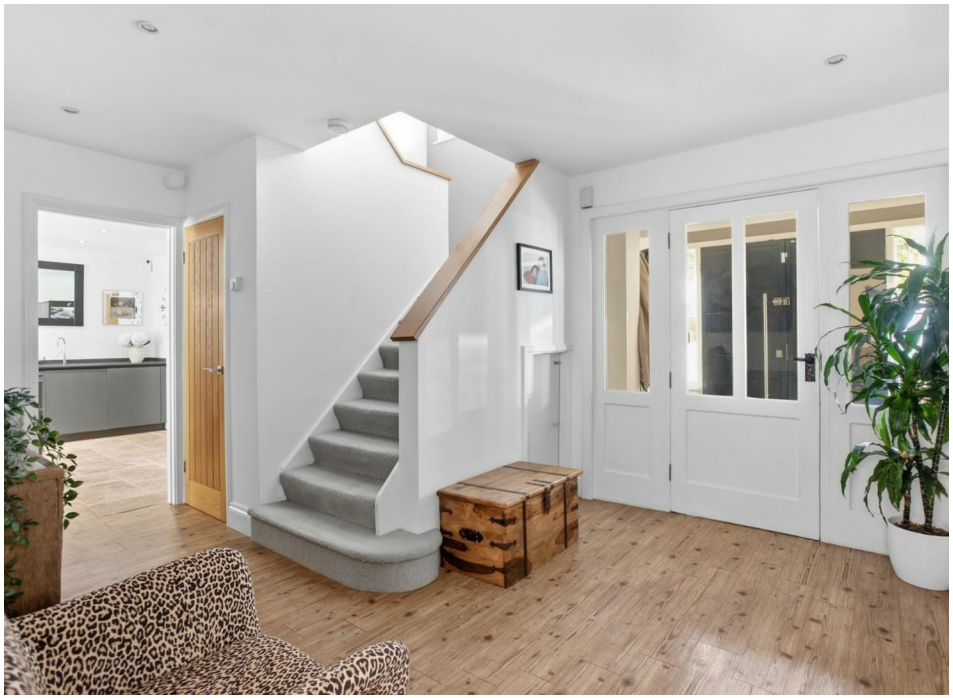












together with its own en suite, fitted with a shower, WC, wash hand basin and wall-mounted heated towel rail. There are two further double bedrooms, providing excellent flexibility for family living and guest accommodation. Completing the first-floor accommodation is the family bathroom, comprising a bath with shower over, WC, pedestal wash hand basin and wall-mounted heated towel rail.

OUTSIDE

The private and secluded rear garden has been thoughtfully landscaped to offer a variety of areas for relaxing and entertaining. A generous decked terrace extends across the full width of the property, providing an ideal setting for outdoor dining and summer gatherings. Steps lead down to a lawned garden and onwards to a further patio seating area and garden shed. Fully enclosed by fencing, the garden enjoys a particularly private outlook, with mature trees creating an attractive natural backdrop and screening the tramway and children's park beyond. The garden also gives direct access to the double garage, which benefits from an electric up-and-over door, power and lighting, together with a useful adjoining workshop providing excellent additional storage or hobby space.

To the front, the property benefits from a large driveway, together with vehicular access to the double garage.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

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.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Aug26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Aug26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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Winkworth