



Paddock Lane, Stratford-Upon-Avon, CV37 9JE

**SHELDON
BOSLEY
KNIGHT**

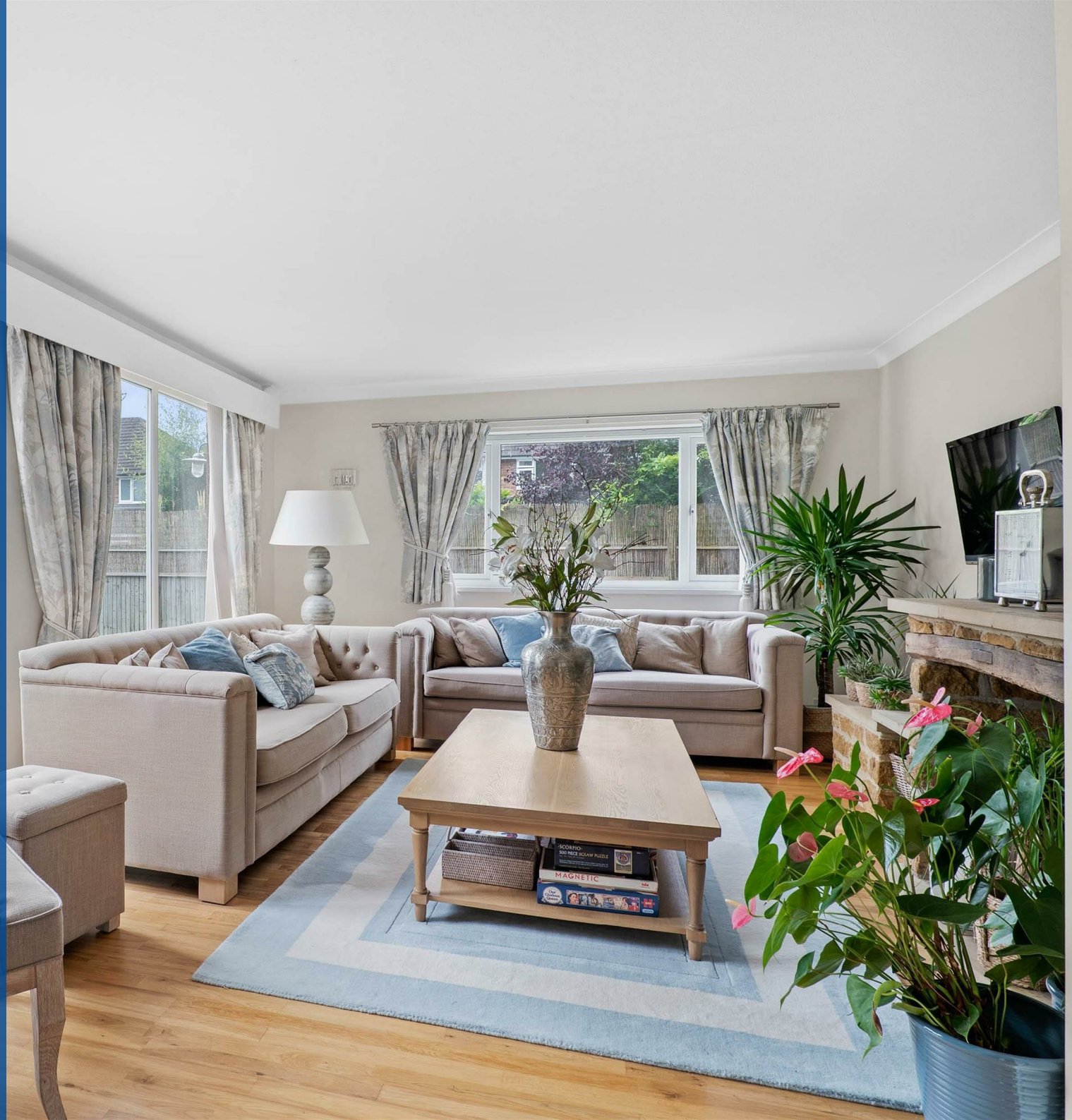
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Property Description

Here is a unique opportunity to acquire a most substantial and well presented freehold, detached residence, with adjoining annex. Built in the 1970's and offering nearly 3000 foot of accommodation, internal inspection is absolutely imperative to appreciate all this property has to offer. Enjoying a cul-de-sac position and located within easy reach of Stratford town centre, less than one mile away, this property offers deceptively spacious and extremely versatile accommodation. The annex is completely self contained and would be ideal for various usage such as a granny annex, teenage suite, home business usage or simply more private space. Enjoying a quiet and convenient setting, the property benefits from 3 reception rooms and 6 bedrooms, with 2 en-suites and a double garage.

The accommodation briefly comprises; main residence having an entrance hallway with access to garage, leading to a reception hallway having stairs off to first floor, cloakroom/wc, a spacious living room having a feature fireplace, a good sized breakfast kitchen some 23 foot in depth, a separate dining room, useful utility room, a sun room. Whilst to the first floor there is an impressive gallery landing, master suite having a shower room en-suite, a further guest suite, 3 further good sized bedrooms, a shower room, family bathroom with 4 piece suite. The self contained annex has its own front door, a delightful breakfast kitchen, a lounge combined dining room some 19 foot in depth with French doors leading to patio area, there is an inner hallway which serves a nice size bedroom and refitted shower room with double shower cubicle. Outside the property enjoys a double garage, large driveway, fully enclosed garden grounds which are mainly laid to lawn, with a screened garden for the annex.

Overall this is a most impressive property incorporating many pleasing features, offering a wealth of accommodation with early inspection highly recommended.





Key Features

- Unique and Rare Opportunity
- Overall, Six Bedrooms Three Reception Rooms
- Self Contained and Well Presented Annex
- Nearly 3000ft of Accommodation
- Quiet Cul de Sac Location
- Close Proximity To Town Centre
- Double Garage and Fully Enclosed Garden
- Highly Versatile Accommodation
- Internal Inspection Imperative
- EPC Rating D

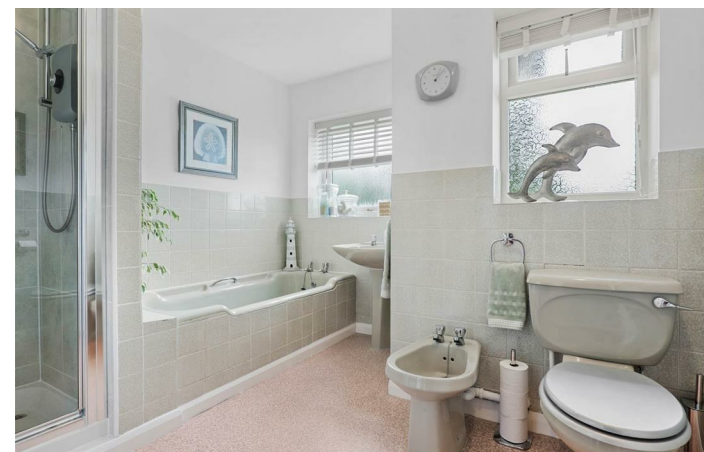
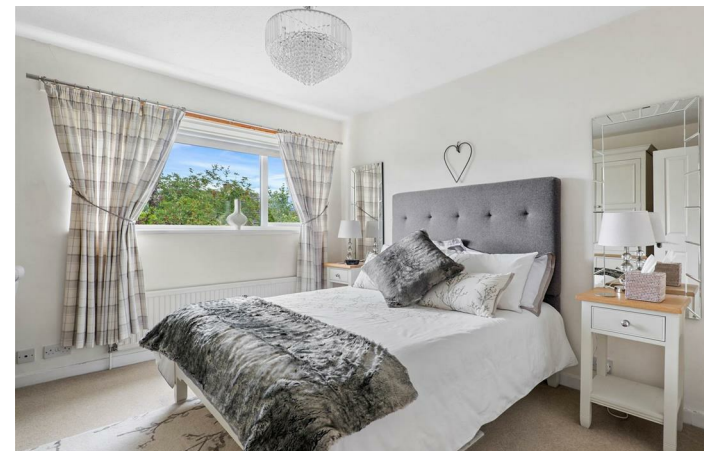
£775,000





Total area: approx. 261.0 sq. metres (2809.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority
Stratford upon Avon



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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