



Grove Road, Stratford-upon-Avon, CV37 6PB

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE 27th JUNE \*\*\* An immaculately presented extended Victorian townhouse in the Heart of Stratford-upon-Avon. This splendid three-storey home seamlessly blends timeless period charm with contemporary design. Ideally located in the very heart of Stratford-upon-Avon, the property offers spacious and beautifully presented accommodation throughout.

Step through the welcoming entrance hall into two reception rooms, each with character features that reflect the home's heritage. To the rear, the heart of the home lies in the expansive open-plan kitchen, dining and living space. Bathed in natural light from skylights and bi-folding doors, this area offers a perfect setting for both family life and entertaining. A large central island anchors the space, which easily accommodates dining for 8-10 guests, along with a study nook and a relaxed seating area. The kitchen opens onto a charming courtyard garden—ideal for low-maintenance outdoor living. The first floor hosts three well-proportioned bedrooms, all with fitted wardrobes. One benefits from a stylish en-suite shower room, while the remaining two are served by a modern family bathroom. The top floor reveals a superb principal suite, complete with en-suite shower and picturesque views across the park opposite, a tranquil escape in the centre of town. Parking is available on-street with a permit obtainable from the local council. This home is offered unfurnished. Council Tax Band E. Energy Rating D











## Key Features

- \*\*\* AVAILABLE 27th JUNE \*\*\*
- Stratford upon Avon
- 4 Bedrooms
- Period townhouse
- Unfurnished
- Courtyard garden
- On street parking
- Council Tax Band E
- Energy Rating D
- Beautifully extended & modernised

**£2,250 PCM**