



# FOR STARTERS



OFFERS OVER  
£625,000

## MAIN COURSE

This stunning and beautifully presented five double bedroom detached home in the sought-after town of Stratford-upon-Avon is offered to the market with no onward chain. From the moment you arrive, the property exudes a warm and welcoming feel, perfectly suited to modern family living. Boasting a private driveway, a detached garage, and an exceptional private rear garden of an impressive size for the location, this home truly stands out.

Stepping inside, you are greeted by a spacious and inviting hallway, thoughtfully designed with all principal rooms leading off. To the left, the formal living room is a superb space, enhanced by a charming walk-in bay window that floods the room with natural light. To the right, a second reception room offers fantastic versatility, ideal as a home office, study, or children's playroom. The ground floor also benefits from a convenient downstairs WC and a practical storage cupboard for coats and shoes.

To the rear of the property, a third reception room provides a wonderful additional living space, currently arranged as a formal dining room. With double doors opening out onto the garden, it creates the perfect setting for entertaining while enjoying peaceful views. The heart of the home is the impressive open-plan modern kitchen/dining area, designed with both style and functionality in mind. Featuring integrated appliances, generous worktop space, ample storage, and a breakfast bar, this sociable space also offers room for both dining and relaxed seating. Large glazed doors and panels beautifully frame the garden, allowing natural light to pour in and seamlessly connecting indoor and outdoor living. A separate utility room just off the kitchen adds further practicality, with direct access to the side of the property.

Upstairs, the spacious landing leads to five well-proportioned double bedrooms, all ideal for growing families. The principal bedroom feels like a



luxurious suite, complete with mirrored fitted wardrobes and a contemporary en-suite shower room featuring a generous walk-in shower. The second bedroom also benefits from its own en-suite, providing excellent convenience and privacy. The remaining three bedrooms are all comfortable doubles, served by a stylish and modern family bathroom.

Externally, the rear garden is truly a standout feature – a private, mature haven offering an expansive lawn and patio area. It provides the perfect space for children to play, pets to roam, or for keen gardeners to enjoy. There is also direct access from the garden into the oversized single garage, adding further practicality.

This is a truly exceptional home that must be seen to be fully appreciated. Early viewing is highly recommended – this one is a real showstopper.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - G



EPC  
Band - TBC



East Facing



Mains Gas, Electric,  
Water, Drainage



Gas Central Heating



Thomas Jolyffe  
Primary  
Stratford High School

WHY NOT TAKE  
A LOOK INSIDE?  
GIVE US A CALL  
01789 414222



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
1865 ft<sup>2</sup>  
173.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**FOR MORE INFO AND TO SEE OUR OTHER LOVELY PROPERTIES CHECK OUT OUR WEBSITE**

**MOVEWITHEDWARDS.CO.UK**

**HAVE YOU GOT A PROPERTY TO SELL? WE'D LOVE TO HAVE A CHAT 01789 414222**

**DID YOU KNOW WE ALSO DO MORTGAGES. FOR FREE ADVICE SPEAK TO ONE OF OUR CONSULTANTS**

