





# FOR STARTERS



OFFERS IN EXCESS  
£595,000

## MAIN COURSE

A rarely available and most discretely located detached bungalow in this most favoured of locations boasting uninterrupted views over rolling Warwickshire countryside. Of special note is the large sunny rear plot that beautifully slopes down to the tranquil river Avon.

Our current vendors enjoy some of the best views in the area and also regularly see sight of some amazing wildlife. This sizable bungalow is located down a discrete long driveway and offers a most flexible layout internally. Due to its size and location the property offers enormous potential to extend or re-build subject to the usual consents.

In its current form the bungalow offers three bedrooms, kitchen breakfast room, lounge overlooking the river, a roomy bathroom, separate cloakroom, spacious hallway, garage, boarded loft with Velux window and loft ladder, and off road parking for multiple cars.

Very rare to the market. Swift viewing is advised.





# LOCATION

Stratford upon Avon the historic birthplace of William Shakespeare, and home to the Royal Shakespeare Theatre is nestled within the heart of South Warwickshire countryside, on the banks of the river Avon. Stratford is also a prosperous market town with a wide variety of local and national chain stores, fine restaurants, inns and public and private schools. The most famous school in Stratford is King Edward VI school, which is where William Shakespeare is believed to have studied. It is an all-boys school, and one of the few schools which selects its pupils using the Eleven plus. There is also an all-girls selective school, Stratford-upon-Avon Grammar School for Girls, in Shottery, a short distance out of town.

## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - F



EPC  
Band - C



TBC



Mains water, gas,  
electricity and  
drainage are  
connected.



Heating system  
TBC

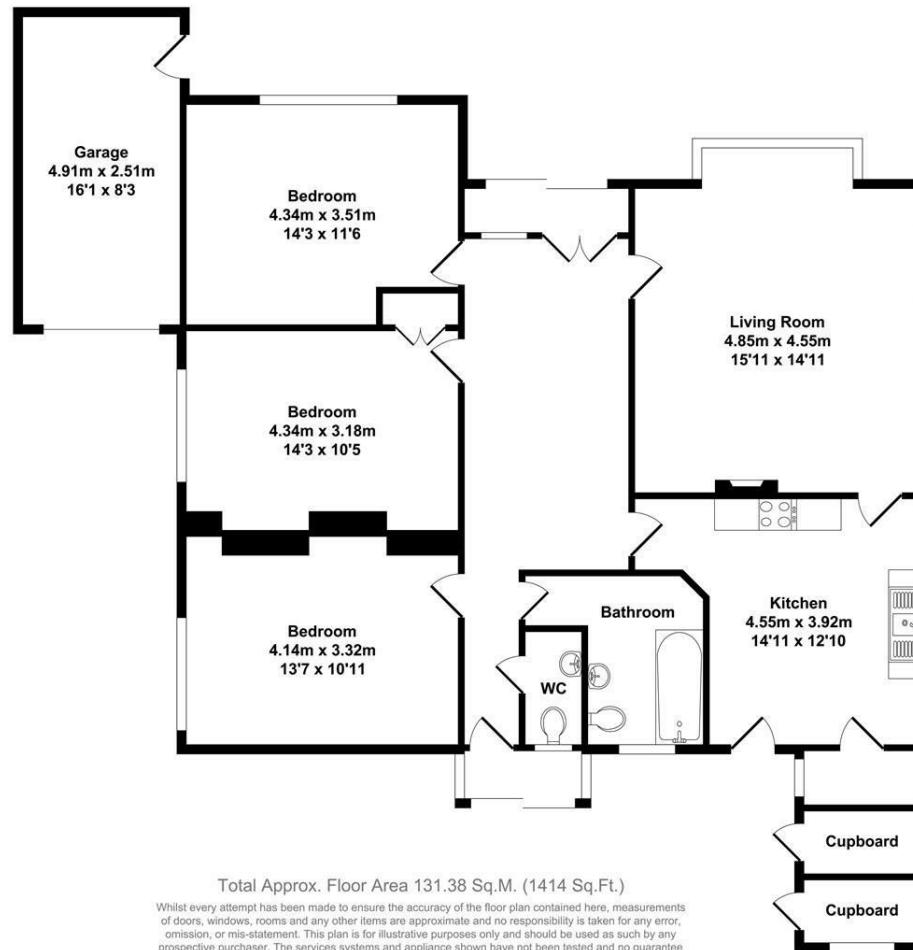


TBC

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A LOOK INSIDE?  
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