



FOR STARTERS



GUIDE PRICE
£700,000

MAIN COURSE

A rarely available four bedroom detached family home located in one of Stratford's highly sought after roads, south of the river.

This property is well-presented in a tasteful fashion with a wealth of notable features including exposed walls and traditional flooring, but still offers plenty of scope for modernisation and extension.

Of special note is the extended mature garden to the rear, offering approximately 0.40 of an acre of peace and tranquillity within a private position.

As you enter the property, the highly impressive entrance hall is a wonderful area with fabulous floor to ceiling window and floating Italian staircase taking pride of place. Off the hall the lounge welcomes you with fantastic exposed brick wall and french sliding door leading out to the patio.

The ground floor in this home offers tremendous flexibility and would be highly suitable for a variety of needs. Our vendors have utilised the space for numerous different purposes over the years. This home leads to a number of different opportunities. Currently the downstairs living space offers a separate dining room, study and conservatory. The well presented Kitchen is tastefully decorated with neutral colours and accommodates all required appliances.

To the first floor, this property comprises of four good sized bedrooms and family bathroom.

The gardens of this fantastic home are a real joy and enjoy a most private outlook. The garden is mature and directly backs onto playing fields. Our vendor has clearly taken pride and joy in the garden as they are extremely well kept.

Viewing is strongly advised to appreciate this unique opportunity.



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 - D



Mains services
connected.



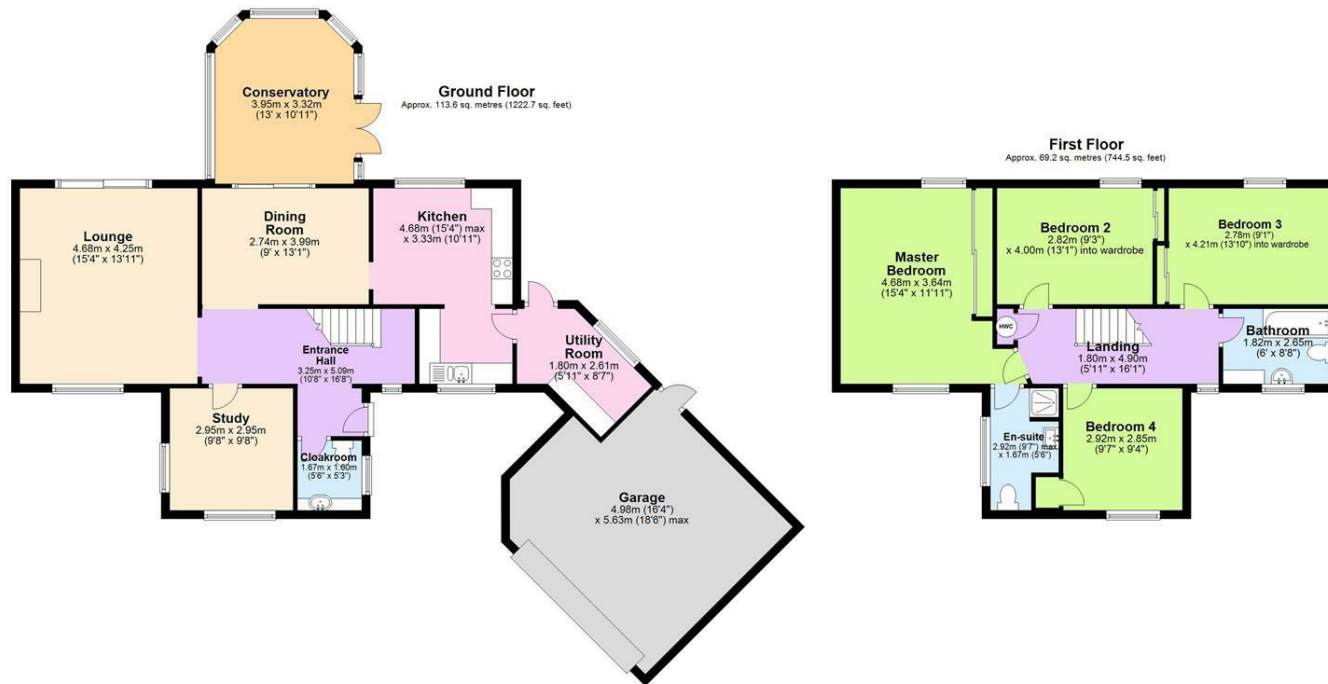
Gas Central
Heating System



Bridgetown
Primary School
& The Croft

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Total area: approx. 182.8 sq. metres (1967.2 sq. feet)

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