



FOR STARTERS



OFFERS IN EXCESS
£475,000

MAIN COURSE

*** Watch Our Video Tour For A More In Depth View ***

A chance to acquire spacious four double bedroom detached family home occupying a larger than average plot. Being a corner plot this property offers a bright and airy accommodation with a secluded rear garden off road Parking.

The property occupies a larger than average plot (we have been informed it is the largest on the development) and to the front has a large front garden which is mainly laid to lawn with hedges and trees, this offers privacy and means your view to the front is completely protected and dictated by yourself.

The property is entered into a spacious entrance hall, to your right is a large dual aspect living room with feature fire place, bay window and double doors opening onto the garden patio. To your left is a downstairs cloakroom, storage cupboard, home office, utility room fitted kitchen units and side access, kitchen/breakfast room over looking the garden and separate dining room.

To the first floor is a bright and airy landing with a seating area, four double bedrooms (two of which have en Suites) and a family bathroom. All four bedrooms have integral wardrobes and the master bedroom has two double integrated wardrobes along with a four piece en suite.

To the rear is a spacious garden which is not directly overlooked which is mainly laid to lawn but also benefits from a patio area and mature boarders. There is side access to both sides of the property and at the rear is a Tandem garage and off road parking for two cars.

Viewing is Advised to really appreciate the what this property has to offer.

NO ONWARD CHAIN



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 Shotton, a short distance out of town.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - G



EPC
Band - C



TBC



Mains water, gas,
electricity and
drainage are
connected.



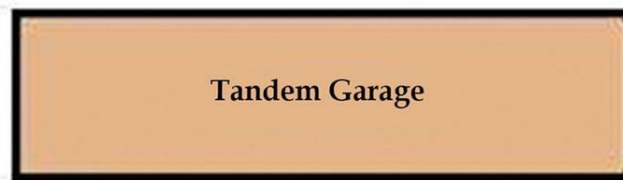
Heating system
TBC



TBC

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





Entrance Hall - 15'8" max (8'7" min) x 8'5"
 Living Room - 24' into bay x 12'10"
 Dining Room - 11'8" x 11'8" into bay
 Kitchen / Breakfast - 14'3" x 9'10"
 Utility - 6'6" x 6'3"
 Study - 9'3" x 8'1"
 Master Bedroom - 14'10" x 10'6"
 Bedroom Two - 14'4" to rear of wardrobes x 9'11"
 Bedroom Three - 11'4" x 9'4"
 Bedroom Four - 12'7" x 7'2"

All measurements are approximate and not to Scale. For illustrative purposes only

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 TO SEE OUR OTHER
 LOVELY PROPERTIES
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 A PROPERTY
 TO SELL?
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 ONE OF OUR
 CONSULTANTS**

