



EDWARDS
EXCLUSIVE



MAIDENHEAD ROAD STRATFORD | WARWICKSHIRE | CV37 6XU

Substantial period detached home located on this prestigious road being within easy reach of town and Welcombe Hills.

Sitting room | Dining room | Cellar
Kitchen/family/breakfast room | Guest cloakroom | Wealth of period features

Elegant master bedroom | Five further excellent double bedrooms
Arranged over three floors | Principal bathroom | Separate shower room

Driveway for multiple cars
Beautiful west facing mature gardens | Historic planning granted for a garage
Rear gardens approaching 100 feet

Communications are good with a rail service from Warwick Parkway (8.9 miles) to Birmingham New Street taking 30 minutes and to London Marylebone taking about 1 hour 36 minutes. Access to the motorway network is via the M40 at Junction 15 (6.5 miles). Golf at The Stratford Park Golf Club and Stratford Oaks Golf Club, Racing at Stratford upon Avon, Warwick and Cheltenham and many footpaths and local walks enable exploration of the beautiful South Warwickshire countryside.

Distances and times approximate.



In finer detail

Welcome to a most handsome Edwardian detached property located in the heart of Stratford upon Avon, one of the most aspirational addresses in town. This stunning home is nestled on the town end of a quiet and leafy road, surrounded by mature trees that make for a serene atmosphere. Not only is the property conveniently positioned for all of the cultural, retail, and dining experiences that historic Stratford-upon-Avon has to offer, but the beautiful Welcombe Hills are also just a stone's throw away. This means you can enjoy the convenience of town centre living and have the option of some lovely country walks nearby.

Maidenhead Road is renowned for its individually designed character homes, built in different eras and architectural styles, giving the road a unique personality. And this home is no exception! It's rare to find homes so close to the town centre that occupy such generous plots approaching 0.20 of an acre. The rear west-facing garden is a real showstopper, measuring approximately 100 feet, and offers the perfect space for hosting garden parties, outdoor games, or simply lounging in the sun. With such a large plot, the property offers fantastic potential to extend to both the side and rear, subject to the usual consents.

Approaching this grand home, you can't help but appreciate the imposing scale of the property and its expansive plot, which can only be fully appreciated up close. As you enter through the large front door, the grand reception hall greets you with a lovely staircase rising to the first floor and allows access to the rest of the ground floor. The first room on the left is the formal dining room, which boasts period features, including a large walk-in bay window that floods the room with natural light, high ceilings, and an imposing fireplace. It's the perfect room to enjoy a formal dining party with friends and family.

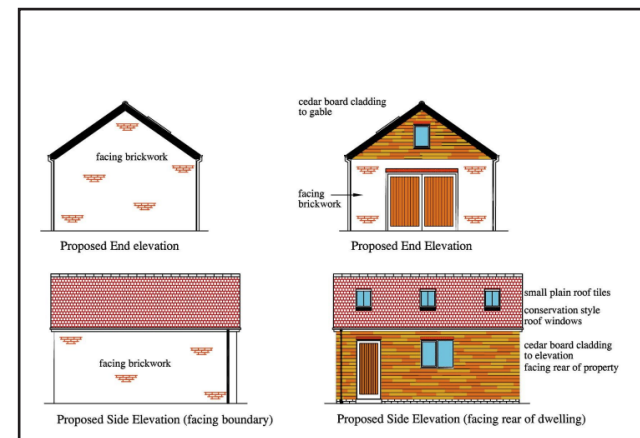
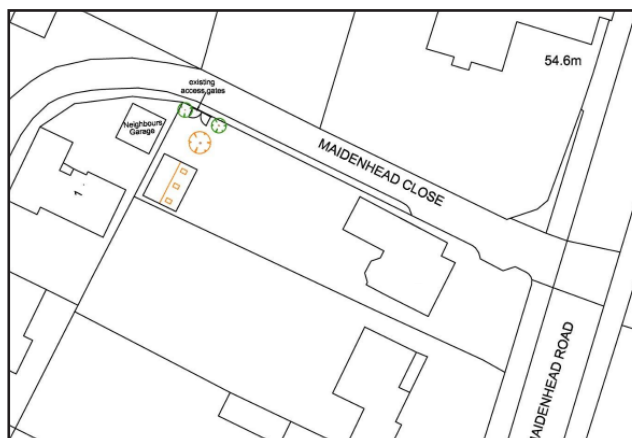
Next along is the formal sitting room, another well-proportioned room, which also benefits from the same period features as the dining room, including high ceilings, log burning stove the perfect



place to kick back and relax in front of the dancing flames after a long day winters day and a large walk-in bay window with a door leading out to the garden. Across the hall is the large open plan kitchen/dining/sitting room, cleverly zoned into areas that give great clarity on how you can make the most of the space. The handmade Shaker-style units are finished with a hand-painted effect, giving you the freedom to change the colour scheme to suit your taste. The first part of the room is where the original kitchen would have been before the property was extended. This practical part offers ample space for appliances, including a double and single Aga, and an island unit finished with a Granite worktop, the perfect spot to catch up with friends over a drink or two.

The room naturally flows into the open plan dining/living space, the ideal place to sit back and relax, with French doors that blend the inside and outside spaces together, giving you lovely views over the garden. The property ticks all the practical boxes, with a useful utility room allowing you to keep noisy appliances out of earshot, and a single chamber cellar, perfect for storing your wine collection. The remaining accommodation on this level comprises a downstairs cloakroom and a study, which is ideal if you work from home.

To first floor are four excellent double bedrooms again with high ceilings, dressing room and shower room. The main bedroom is located to the front and is an impressive room, having high ceilings and a walk-in bay window. The guest bedroom is located at the rear, this is another lovely room with high ceilings, and a walk-in bay window giving charming views over the gardens. The third bedroom is also a good-sized double with built in wardrobes a room that also offers views over the garden. The fourth bedroom is sandwiched between the main and the guest bedroom. So, as such could be converted to be used to create an en-suite to either of these rooms. If used to service the main bedroom you could then create a 'master suite' which would boast a dressing room and en-suite.



To the second floor are two further double bedrooms, another alternative could be to adapt the space to create this as your master suite having space for dressing room, large en-suite and impressive bedroom.

Ah, the pièce de résistance - the garden! Prepare to be blown away by the sheer amount of space, privacy, and maturity this garden has to offer. And let's not forget the most important detail: the aspect for the sun is due west. As you take it all in, it's hard to believe you're still within close proximity to the town - this is truly something special.

Picture this: an extensive patio that screams relaxation, the perfect spot to unwind after a long week. The patio stretches around the side of the property, with enough space for a large garden shed - talk about practicality! The gardens are mainly laid to lawn, with an impressive variety of mature trees and hedges adding a touch of character to the space. The current owners even secured planning permission for a large single garage at the bottom of the garden - the footings are already laid, so all you need is to submit a new planning application if a garage is on your wishlist.

Gardens & Grounds

But let's get to the good stuff - this is the kind of garden that comes alive in the summer. Whether you're throwing a garden party with friends and family or playing games, this space has got you covered. And as if that wasn't enough, the front of the property boasts a large gravel drive with room for 3 to 4 cars - no more worrying about parking on the street.

In summary, this garden is an absolute gem, and you'll feel lucky every time you step foot in.





Post Code
CV37 6XU

Tenure - Freehold

Viewing - Strictly by appointment only with the agents.

Fixtures & fittings

All those items regarded as tenant's fixtures and fittings, with the exception of the fitted carpets, specified curtains, and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority

Stratford upon Avon District Council - 01789 267575

Situation

- Stratford-upon-Avon is renowned as the regions cultural centre and is the home of the Royal Shakespeare Company. In the town there is a wide range of shopping and recreational facilities as well as the recently renovated leisure centre and swimming pool. There are many quality restaurants, public houses and gastro pubs.

- The area is well served by schools including The Croft Prep School, King Edward Grammar School for boys, Shotton Grammar School for girls & Stratford High School.

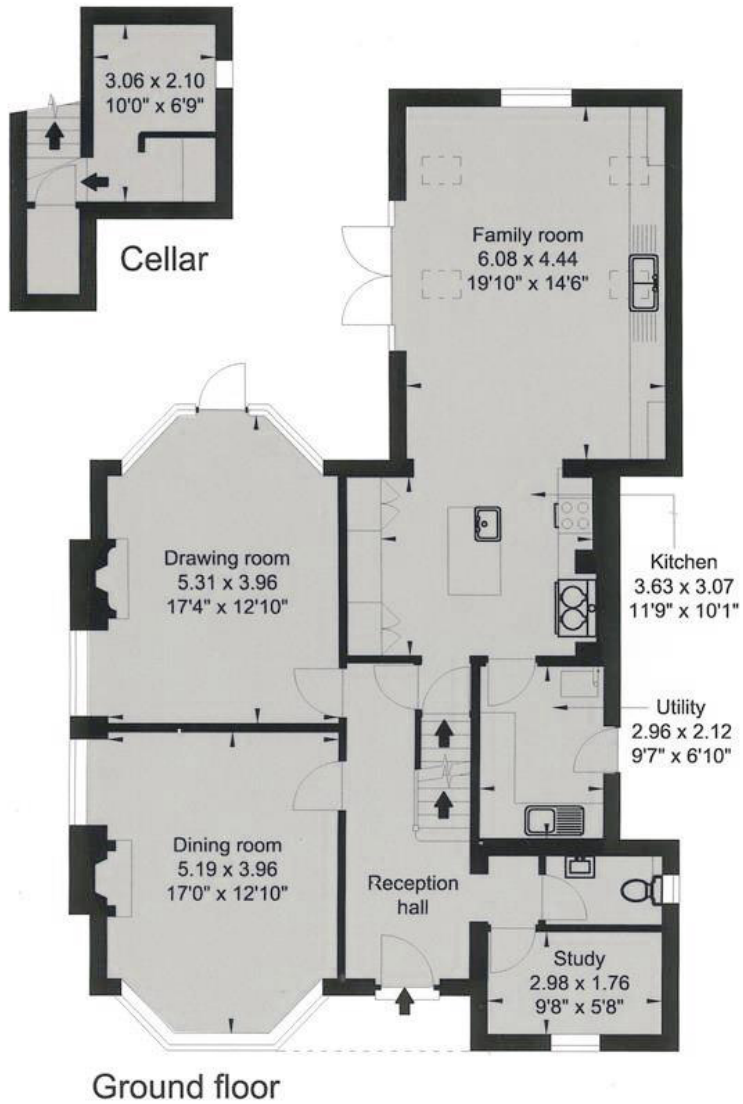
- Warwick and Leamington Spa are also nearby and provide additional shopping facilities and schools including Warwick Boys School, Warwick Prep School and King's High School in Warwick and in Leamington Spa, Kingsley School for Girls & Arnold Lodge.











Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	31	51	47
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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