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**STANNELLS CLOSE
STRATFORD-UPON-AVON CV37 9SA**

FOR STARTERS



OFFERS IN EXCESS OF
£625,000

MAIN COURSE

A Spacious and Thoughtfully Extended Family Home in Luddington

Positioned in a desirable corner plot in the sought-after area of Luddington, this extended four-bedroom link-detached home offers an impressive amount of space both inside and out. The property enjoys a generous frontage with a large driveway providing off-road parking for up to six vehicles, with the potential to create even more if required. To the rear, a substantial garden backs onto open fields, creating a wonderful sense of privacy and tranquillity.

Thoughtfully extended by the current owners around 20 years ago, the property boasts a well-designed layout that maximises both space and natural light. The home has been designed with family living in mind, with a spacious open-plan kitchen and dining area, complete with a vaulted ceiling that enhances the feeling of space and light, while offering direct access to the garden. A large L-shaped lounge and dining area provides a welcoming space for entertaining, centred around a feature log burner that adds warmth and character. Additionally, there is a cosy snug, ideal as a secondary reception or home office, and a downstairs WC for convenience.

Upstairs, the accommodation continues to impress. The main bedroom is a fantastic size, featuring a Juliet balcony, providing a beautiful vantage point over the rear garden and open countryside beyond, along with a private en-suite shower room. The three further bedrooms are all well-proportioned and can comfortably accommodate double beds, making this an ideal home for growing families. The main family bathroom is equally generous, boasting both a separate shower and bath.

The outdoor space is where this property truly shines, offering a rare combination of space, privacy, and countryside views. A three-tiered terraced patio extends from the kitchen and dining area, creating multiple seating areas perfect for al fresco dining and entertaining. Steps lead down to an expansive lawn, framed by mature trees and well-stocked borders, all enjoying uninterrupted countryside views.



Two versatile outbuildings enhance the garden's appeal. One has been stylishly converted into a fully powered bar, complete with a decked terrace and large windows overlooking the garden—ideal for social occasions. The second outbuilding offers an excellent space for a home office, gym, or hobby room, also benefiting from power and lighting.

Practicality is well-considered throughout, with gated side access, a useful log store, and a courtesy door leading into the garage. The garage itself provides additional storage and features a handy 'gardener's toilet' along with a utility area, an up-and-over door to the driveway, and internal access into the entrance hallway.

With its spacious accommodation, extensive plot, and stunning rear garden backing onto open fields, this is a fantastic opportunity to secure a well-balanced family home in a highly desirable location.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - C



East Facing Rear Garden



All mains services
connected.

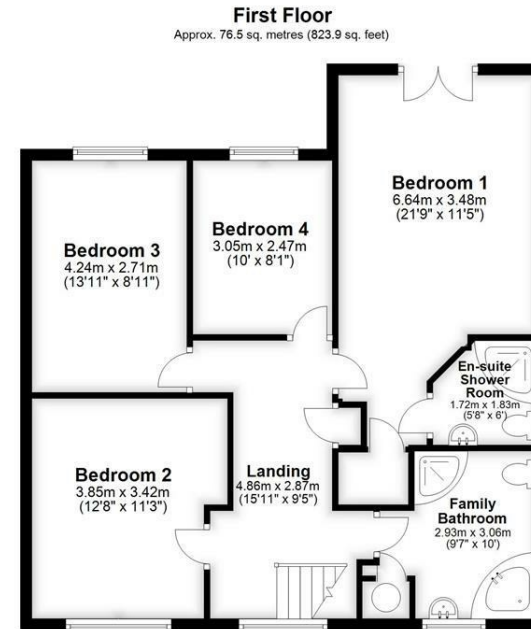
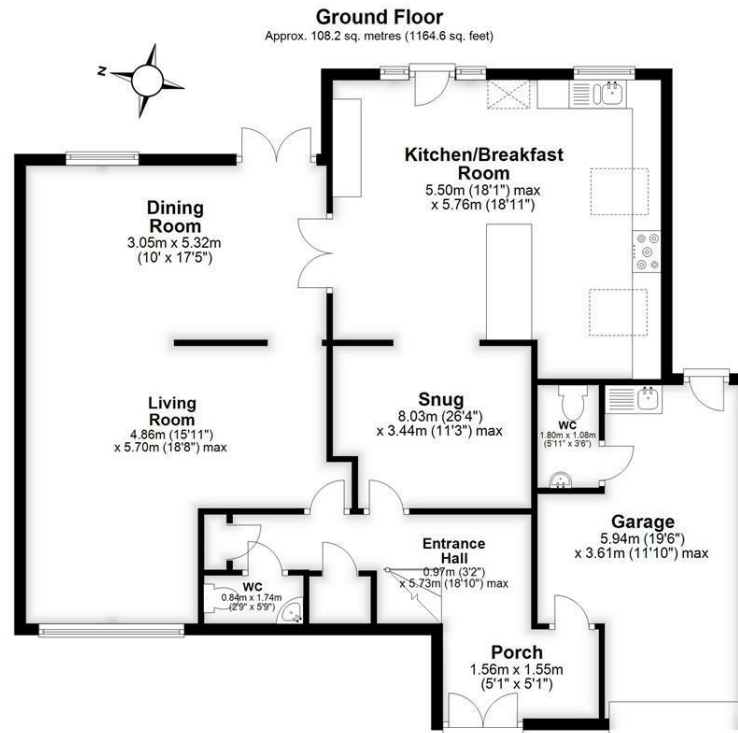


Heating System
Gas Fired Boiler



Stratford Primary

WHY NOT TAKE
A LOOK INSIDE?
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Total area: approx. 184.7 sq. metres (1988.5 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

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