



KEY FEATURES

- Impressive Edwardian home set on a generous plot close to the town centre
- West-facing garden approx. 100ft long – private, established, and ideal for summer evenings
- Elegant period features throughout – high ceilings, bay windows, and original detailing
- Two formal reception rooms including a cosy sitting room with wood-burning stove
- Spacious open-plan kitchen/family space with Aga, island, and French doors to the garden
- Six bedrooms across three floors – with scope to create a principal suite or reconfigure as needed
- Space & existing footings laid for a detached garage circa 322 sq ft/30m²
- Off-street parking for 3–4 cars on a large gravel driveway – a rare find this close to town





TAKE A LOOK

An Exceptional Edwardian Home in Prime Stratford-upon-Avon

Tucked away at the town end of one of Stratford's most desirable roads, this handsome Edwardian home offers a rare opportunity to secure a substantial plot and period property just moments from the centre of town.

Maidenhead Road is well regarded for its individual character homes, and this property is no exception. Set back from the road behind a generous gravel drive, the house sits on a plot approaching 0.20 of an acre, with an impressive west-facing garden stretching around 100ft in length. It's the kind of garden that rarely comes up so close to town – private, established, and ideal for making the most of summer evenings.

Step inside and the scale of the house becomes immediately apparent. A welcoming hallway sets the tone, with original details and high ceilings running throughout the house. To the left, a formal living room with a large bay window makes for an elegant entertaining space, while the adjacent sitting room is warm and inviting, complete with wood-burning stove and doors opening out to the garden.

At the rear, the heart of the home is a generous kitchen and family space. The layout is thoughtfully zoned to create a balance between cooking, dining, and relaxing. The kitchen features hand-painted shaker units, granite-topped island, and both a traditional Aga and separate oven. French doors open out to the patio, giving lovely views of the garden and plenty of natural light.

Practicality hasn't been overlooked – a separate utility room keeps noisy appliances out of sight, there's a cloakroom and a study for home working, and a cellar offering extra storage or potential wine storage.

Upstairs, you'll find four good-sized double bedrooms on the first floor, including a large main bedroom with walk-in bay window. There's also a dressing room, a shower room, and scope to reconfigure the layout to create an en-suite or full principal suite if desired. The second floor provides two further double bedrooms, which could be used for older children, guests, or even reworked into a top-floor suite with dressing room and bathroom.

All told, this is a substantial and beautifully proportioned home in a prime setting. With scope to personalise or extend, it's a house with real potential – and very few compromises.

/READY STEADY COOK/



Bespoke shaker-style kitchen with Aga, island, and vaulted ceiling. French doors open straight onto the garden.

/SIT BACK RELAX/





/COME DINE WITH ME/





/SWEET DREAMS/





/GARDENS/GROUNDS/



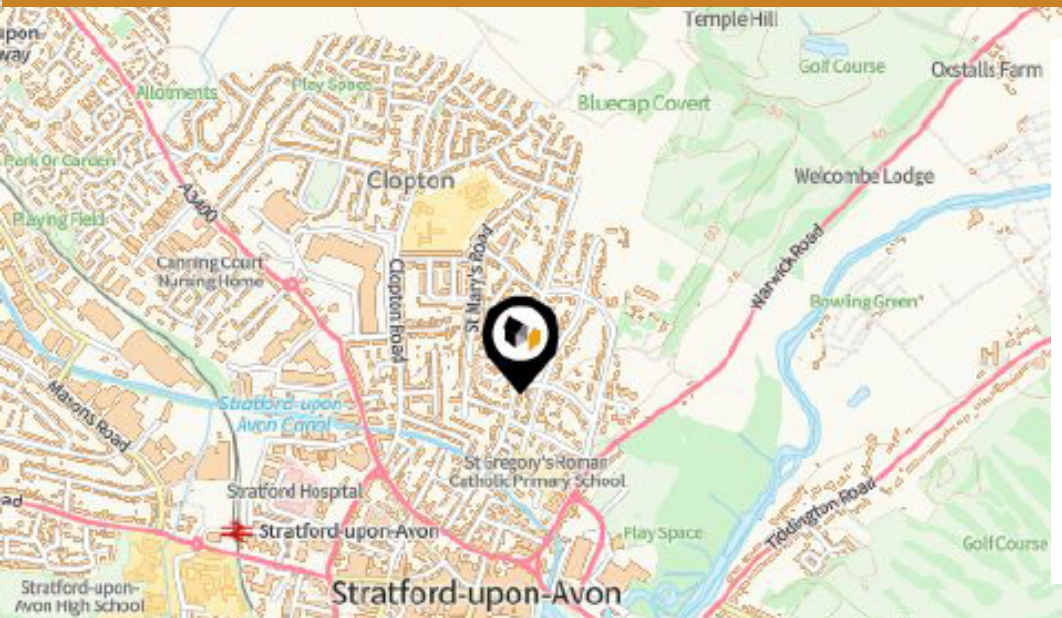
/GARDENS/ /GROUNDS/



Outside, the garden is a standout feature. Not only does it offer excellent privacy and a westerly aspect, but it also includes footings for a previously approved garage at the rear of the garden. A large patio wraps around the rear and side of the house – ideal for outdoor dining – and there's ample lawn space, mature planting, and room to extend the property, subject to planning. To the front, the gravel drive provides parking for multiple vehicles – a rarity so close to the centre of town.



PROPERTY LOCATION



PROPERTY INFORMATION

Plot Area: 0.19 acres
Council Tax : Band G
Annual Estimate: £3,967
Title Number: WK404979

Local Area

Local Authority: Warwickshire
Conservation Area: Stratford-upon-Avon
Flood Risk:
• Rivers & Seas: Very low
• Surface Water: Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)
17 **80** **1800**
mb/s mb/s mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



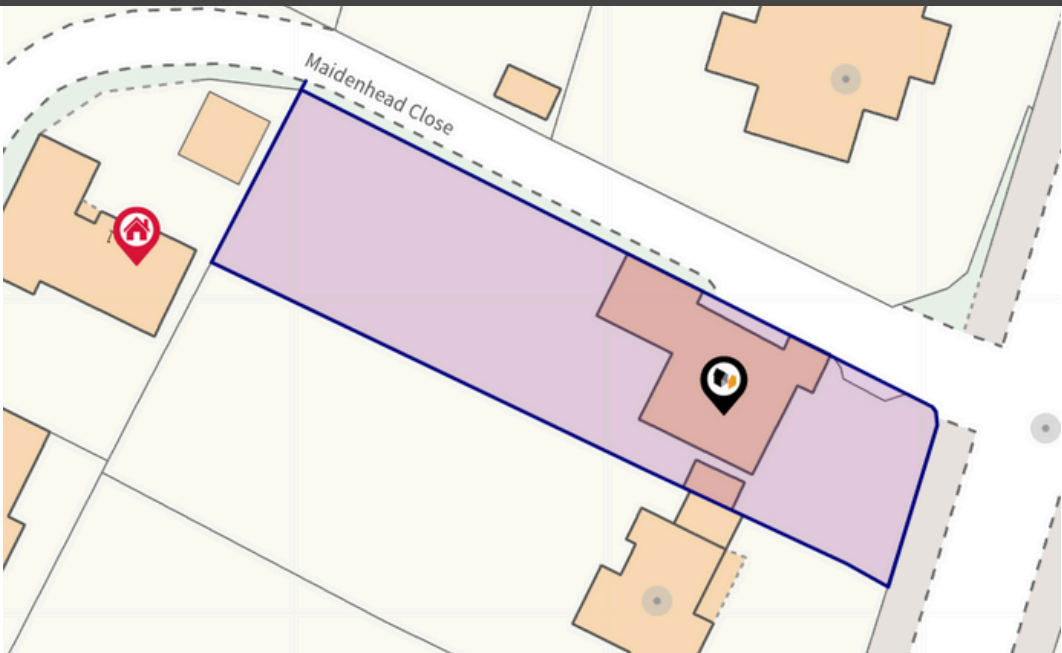
LOVE DETAIL?

For a full report on this property scan the QR code



See More Online

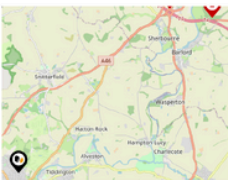
PROPERTY PLAN



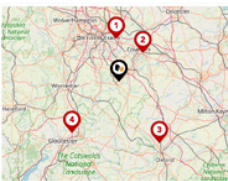
FURTHER INFORMATION



National Rail Stations		
Pin	Name	Distance
1	Stratford-upon-Avon Rail Station	0.6 miles
2	Stratford-upon-Avon Parkway Rail Station	1.24 miles
3	Wilmcote Rail Station	2.72 miles



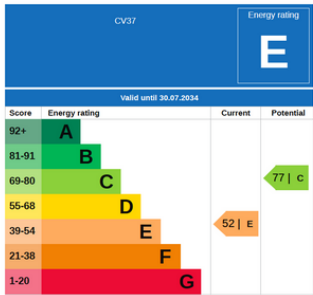
Trunk Roads/Motorways		
Pin	Name	Distance
1	M40 J15	5.71 miles
2	M40 J14	6.34 miles
3	M40 J16	9.89 miles
4	M40 J13	7.05 miles
5	M42 J3A	11.36 miles

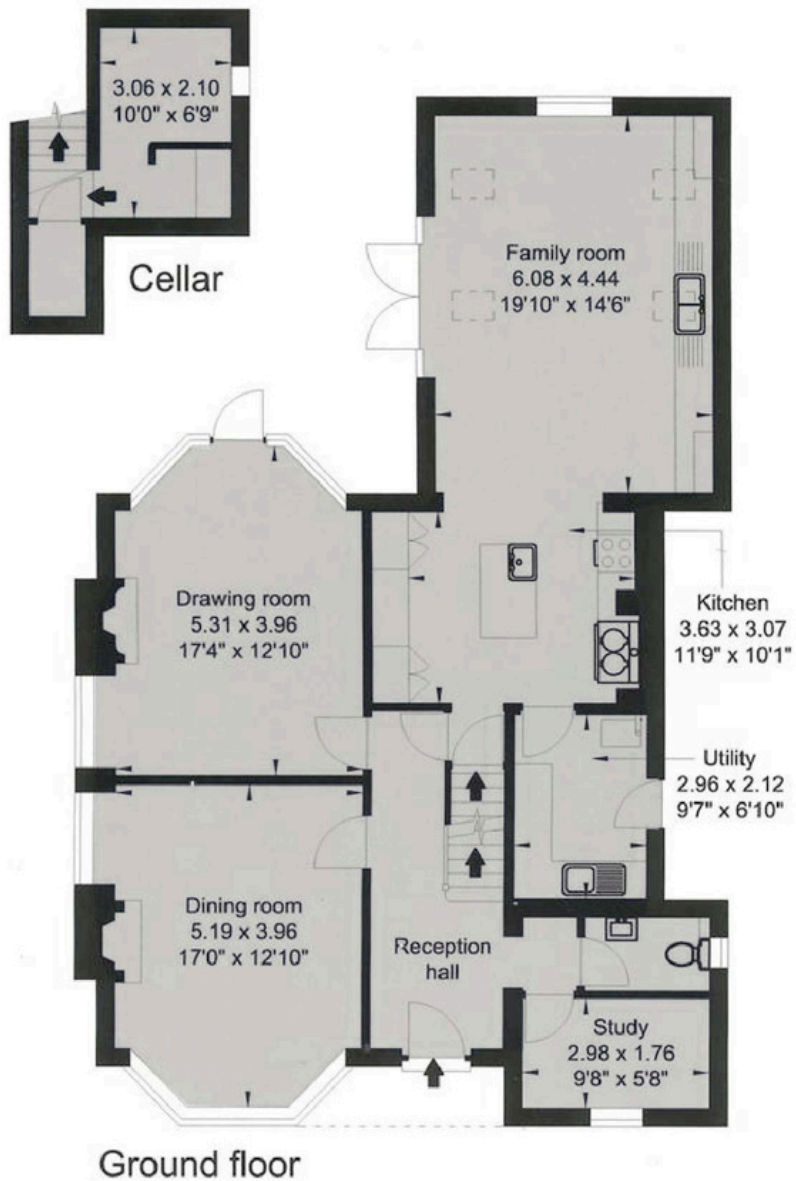


Airports/Heliports		
Pin	Name	Distance
1	Birmingham Airport	17.6 miles
2	Baginton	15.18 miles
3	Kidlington	30.34 miles
4	Staverton	28.65 miles

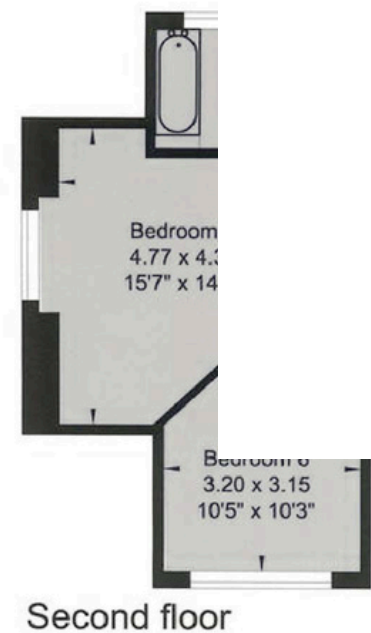
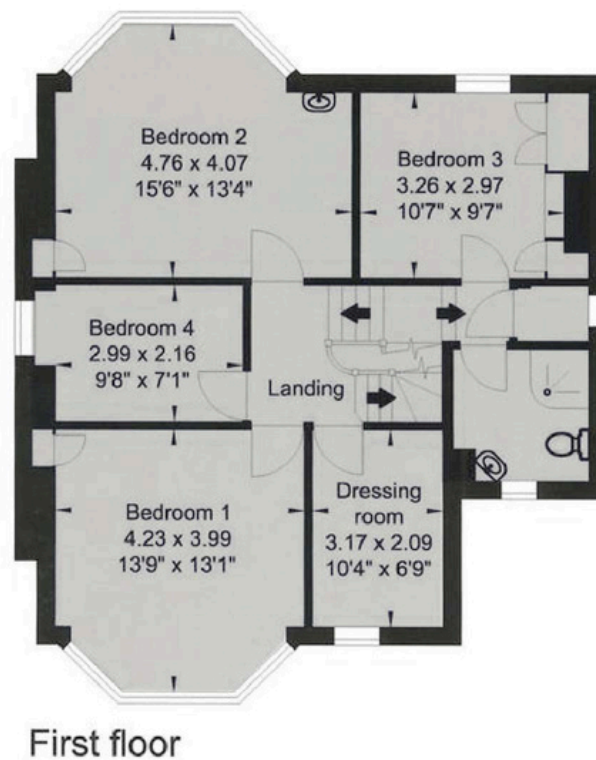
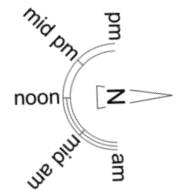


Bus Stops/Stations		
Pin	Name	Distance
1	Maidenhead Road	0.14 miles
2	Maidenhead Road	0.13 miles
3	Slingates Road	0.13 miles
4	Welcombe Road	0.21 miles
5	St Gregorys Road	0.25 miles





Gross internal area (approx):
243 sq m (2,616 sq ft)
For identification only. Not to scale
www.cfpltd.net ©



Floor Plan Disclaimer:

This floor plan is for illustrative purposes only. It is not drawn to scale and should not be relied upon for precise measurements. While every effort has been made to ensure accuracy, all dimensions, shapes, and layouts shown are approximate. No responsibility is taken for any error, omission, or misstatement. Prospective purchasers should verify details to their own satisfaction before making any decisions.



EDWARDS
EXCLUSIVE

01789 330375
1 BIRMINGHAM ROAD, CV37 0AA
WWW.EDWARDSEXCLUSIVE.COM