



FOR STARTERS



ASKING PRICE
£625,000

MAIN COURSE

Contemporary Townhouse in a Quiet Location within Easy Reach of Stratford Town Centre

An exceptional opportunity to acquire this modern Four bedroom townhouse, built by Spitfire Homes in 2022, positioned on a quiet development just off Loxley Road, within easy reach of Stratford-upon-Avon town centre. Thoughtfully designed with contemporary features and high-quality finishes throughout, the home offers spacious and well-appointed accommodation across three floors, with a seamless indoor-outdoor flow leading to a beautifully landscaped, low-maintenance garden.

The ground floor benefits from underfloor heating throughout, enhancing both comfort and energy efficiency. The kitchen/breakfast room has plenty of room for a table and is stylishly fitted with sleek handleless units with Quartz worktops and integrated Neff appliances. The sitting/dining room enjoys bi-fold doors opening onto the garden, complemented by a hand-built TV wall unit and an internal lightwell window, maximising natural light. A downstairs cloakroom adds to the practicality of the layout.

The middle floor provides three well-proportioned bedrooms, a family bathroom fitted with a bath with shower over, and a study area/dressing area with stairs leading to the main bedroom. This room can be closed off from the first floor landing creating a 'Master Suite'.

The main bedroom suite spans the entire top floor, featuring vaulted ceilings, a dressing area, and an en-suite shower room. A standout feature is the wide canopy balcony, overlooking the park to the front, providing an elevated outdoor retreat with composite decking and glass balustrades.

The beautifully designed rear garden has been created for ease of



maintenance, featuring paved and stone chipping areas, raised planting beds, and a metal-framed pergola with adjustable roof panels—offering a stylish and private outdoor setting. There is a handy gated rear access that leads to the parking and garage.

To the front, a landscaped railed garden enhances the home's kerb appeal. The property benefits from an 'oversized' single garage with an electric up-and-over door, an EV charging point, power, lighting, and a part-boarded loft for additional storage. A brick-paved driveway provides ample off-road parking for up to 3 cars.

This stylish and energy-efficient home is ideal for those seeking contemporary living in a peaceful yet well-connected location.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - F



EPC
Band - B



South Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage



Heating System
Gas Central Heating



Alveston Primary

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Muntjac Drive, Stratford-upon-Avon



Approximate Gross Internal Area
Ground Floor = 55.82 sq m / 601 sq ft
First Floor = 50.41 sq m / 543 sq ft
Second Floor = 42.29 sq m / 455 sq ft
Garage = 20.67 sq m / 223 sq ft
Total Area = 169.19 sq m / 1822 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

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