





# KEY FEATURES

- Extended in 2003 and 2020, with major renovations and upgrades in 2013
- Open-plan kitchen, dining and family room with vaulted ceilings and French doors
- 2013 works included rebuilt dormers and stylish zinc roof with Velux windows
- Bamboo herringbone floor extends throughout the ground floor (with the exception of the kitchen, laundry and wet room)
- Sitting room with gas-fired log-effect stove (remote-controlled) and full library wall
- Wet room on the ground floor with easy level-access showering
- Five double bedrooms arranged in separate wings for privacy
- Rear garden with friable, slightly acidic soil – perfect for planting and outdoor entertaining
- Pair of doors from the garden room open to a private garden backing onto a copse
- Double garage with rear doors for easy access to garden equipment or machinery
- Planning permission granted for solar panels – yet to be installed
- Offered with no upward chain for a straightforward purchase





# TAKE A LOOK



Believed to date back to 1967, this remarkable family home has been thoughtfully remodelled, extended and improved over the years to offer a superb blend of space, light, and flexibility – ideal for modern family life. Set on a plot of just over a third of an acre, the property was extended in 2003 and again in 2020, with extensive renovations taking place in 2013.

The welcoming entrance hall sets the tone for what's to come – spacious, bright, and full of surprises. The layout unfolds in a way that keeps offering more, thanks to clever extensions that seem to reveal new rooms just when you think you've seen it all.

The heart of the home is the open-plan kitchen, dining and family space – designed with both everyday living and entertaining in mind. Vaulted ceilings, Velux windows, and a fully glazed rear wall with French doors flood the room with natural light and open onto the garden. There's space for a relaxed seating area with a sofa, making this a truly sociable hub of the home. The rear extension features a stylish zinc roof added during the 2013 renovation. A practical utility room is located just off the kitchen.

Further along the hallway is the extended dining room – a stylish space with part-vaulted ceiling, bamboo herringbone flooring, and a multi-fuel stove. The sitting room, also accessed directly from the hallway, is a welcoming retreat with a gas-fired log-effect stove (remotely controlled) and a feature library wall. From here, a pair of glazed bifold doors lead into the garden room – a striking addition with a glazed corner and direct access to the garden.

Also on the ground floor is a versatile home office or sixth bedroom, served by a beautifully refitted wet room with level-access showering – ideal for anyone needing easy accessibility.

Upstairs, a wide landing leads to five double bedrooms, thoughtfully arranged across separate wings to create a sense of privacy. The principal bedroom is a peaceful retreat, with dual-aspect windows, generous built-in wardrobes, and a refitted five-piece en suite. One of the bedrooms features a vaulted ceiling and wonderful views across the garden, while bedrooms three and four share a Jack and Jill shower room. A further double bedroom and a refitted four-piece family bathroom complete the upstairs accommodation.

Planning permission is in place for solar panels, offering a future opportunity for eco-conscious improvements.

Offered for sale with no upward chain, this is a home that offers space, character, and potential in equal measure.





# /READY STEADY COOK/



Vaulted ceilings, Velux windows and full glazing create a light-filled, sociable space beneath a striking zinc roof.



/SIT BACK RELAX/







/COME DINE WITH ME/







/ SWEET DREAMS /







/GARDENS/GROUNDS/



# /GARDENS/ /GROUNDS/

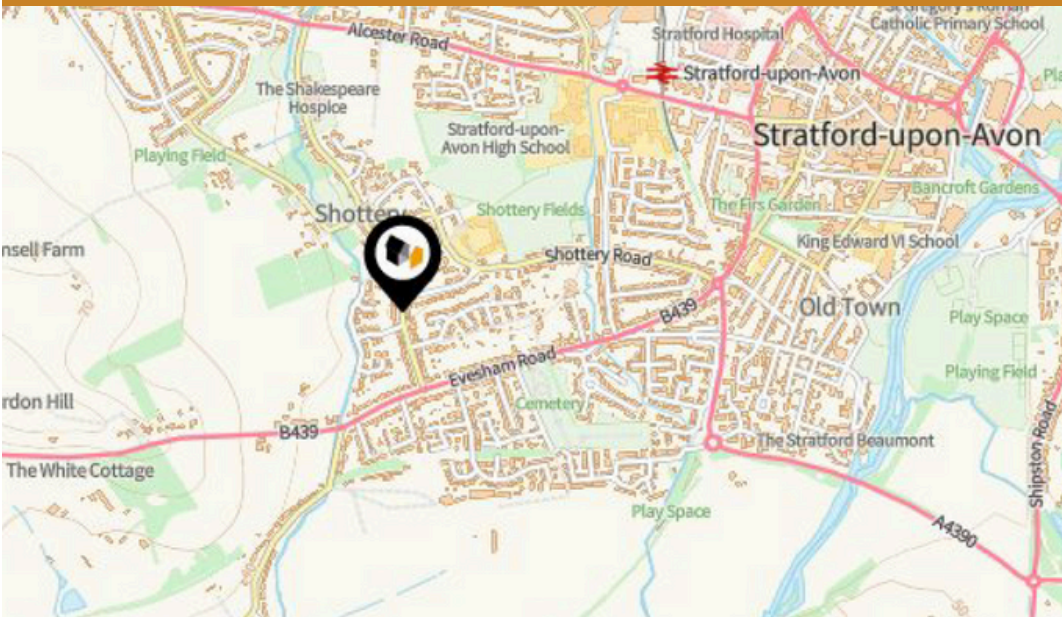


Outside, the rear garden is a real highlight – private, well-established, and backing onto a peaceful copse. The soil here is friable and slightly acidic – ideal for keen gardeners and notably different from the typical heavy Stratford clay. There’s plenty of space for entertaining, and over the years the sellers have hosted garden parties and marquee events. The double garage includes rear doors to enable easy access for garden equipment or machinery, and there's also a powered shed. To the front, an in-and-out driveway curves around a foregarden and provides generous parking for several vehicles.





# PROPERTY LOCATION



# PROPERTY INFORMATION

**Type:** Detached  
**Bedrooms:** 4  
**Plot Area:** 0.37 acres  
**Council Tax :** Band G  
**Annual Estimate:** £3,773  
**Title Number:** WK367780

**Tenure:** Freehold

**Local Area**  
**Local Authority:** Warwickshire  
**Conservation Area:** No  
**Flood Risk:**

- Rivers & Seas: Very low
- Surface Water: Very low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)  
**7** **62** **1800**  
mb/s mb/s mb/s  
  
**Mobile Coverage:** (based on calls indoors)  
  
**Satellite/Fibre TV Availability:**

## LOVE DETAIL?

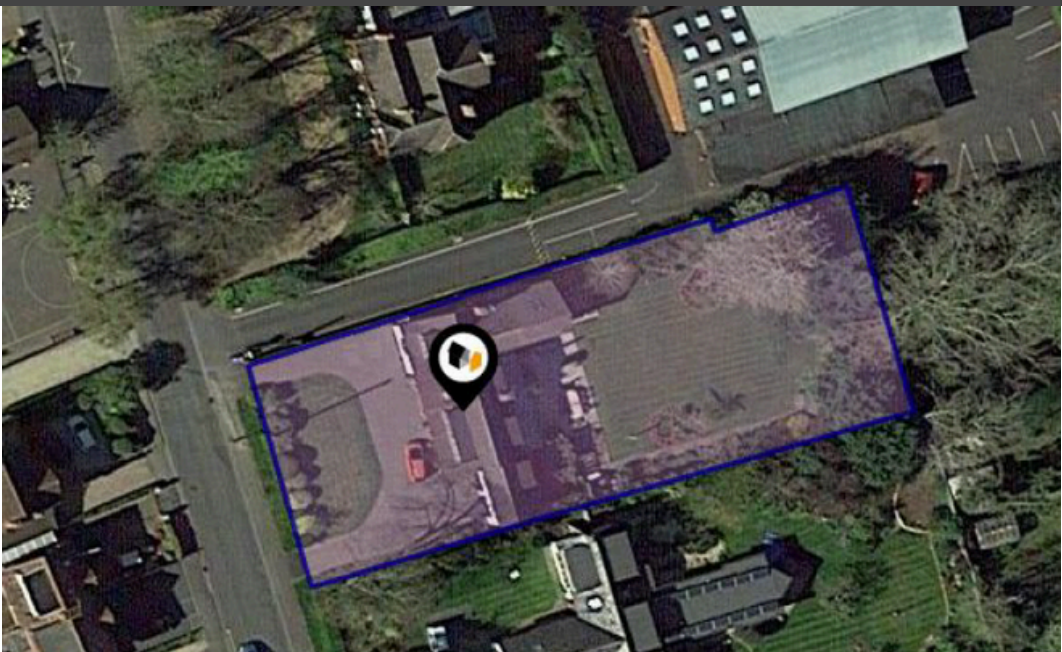
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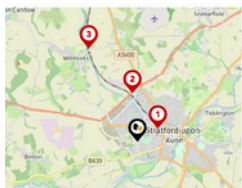


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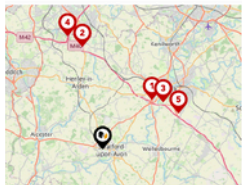
# PROPERTY PLAN



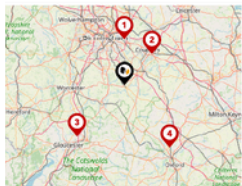
# FURTHER INFORMATION



National Rail Stations		
Pin	Name	Distance
1	Stratford-upon-Avon Rail Station	0.59 miles
2	Stratford-upon-Avon Parkway Rail Station	1.22 miles
3	Wilmcote Rail Station	2.6 miles



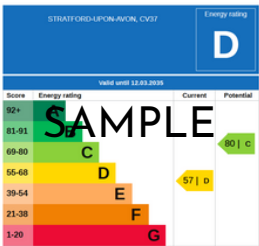
Trunk Roads/Motorways		
Pin	Name	Distance
1	M40 J15	6.87 miles
2	M40 J16	10.3 miles
3	M40 J14	7.53 miles
4	M42 J3A	11.66 miles
5	M40 J13	8.22 miles



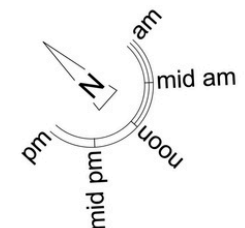
Airports/Helipads		
Pin	Name	Distance
1	Birmingham Airport	18.25 miles
2	Baginton	16.33 miles
3	Staverton	27.74 miles
4	Kidlington	30.45 miles



Bus Stops/Stations		
Pin	Name	Distance
1	Bell	0.12 miles
2	Stratford Girls Grammar School	0.13 miles
3	Evesham Road	0.2 miles
4	Aintree Road	0.22 miles
5	Anne Hathaways Cottage	0.21 miles







Approximate total area<sup>(1)</sup>

3226.91 ft<sup>2</sup>  
299.79 m<sup>2</sup>

Reduced headroom

104.13 ft<sup>2</sup>  
9.67 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 0



Floor 1





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