



 EDWARDS  
EXCLUSIVE

BANBURY ROAD  
STRATFORD UPON AVON

# KEY FEATURES

- Impressive vaulted entrance hall with galleried landing and cloakroom off
- Recently refitted kitchen with 9-seater dining bar and open-plan living space
- Handmade fitted bookcase with integrated bar adds charm and functionality
- Large utility room – bigger than most kitchens – with shower room, walk-in storage and garage access
- Five double bedrooms, each with its own en suite, including a vaulted guest room with Juliet balcony
- Main bedroom suite with his and hers dressing rooms and a sleek refitted en suite
- 9.5m heated outdoor swimming pool, two generous terraces, brick BBQ and detached garden studio/gym
- Set behind gates on Banbury Road – just over a mile from Stratford town centre



# TAKE A LOOK

## A Contemporary Family Home with Exceptional Garden, Pool and Studio

Set behind timber gates on one of Stratford's most desirable roads, this substantial five-bedroom home has been thoughtfully remodelled and extended to offer generous, high-spec living with a strong focus on design, flow and family practicality. The house sits in a mature, landscaped plot with an outdoor pool, garden studio/gym and two large terraces – and it's approximately one mile from the town centre.

Step inside and you're greeted by an impressive reception hall with a vaulted ceiling and a striking view up to the galleried landing above. A downstairs cloakroom sits just off the hall, and from here, the layout flows naturally into the main reception rooms.

The heart of the home is a recently refitted kitchen and open-plan living area, centred around a 9-seater dining bar. There's a full range of integrated appliances and plenty of storage, leading down to a sitting area with a fully fitted library wall, a Firebelly wood-burning stove, and bi-fold doors framing the garden.

Off the kitchen is a utility room that's larger than many kitchens – with a walk-in storage cupboard, separate shower room, and direct access to the double garage.

The formal drawing room also enjoys garden views and features an electric log burner, while a smart panelled study with fitted furniture provides a calm, private space for working from home. A handmade fitted bookcase, cleverly incorporating a bar, adds character and practicality.

Upstairs, there are five generously sized double bedrooms, all with their own en suites. The main suite is particularly impressive, with his and hers dressing rooms and a refitted en suite. A vaulted guest bedroom features a Juliet balcony and open-plan en suite, and the remaining bedrooms offer plenty of space for family or guests.

Banbury Road is regarded as one of Stratford's premier addresses, offering a rare combination of space, privacy and convenience – with excellent schools, shops, eateries, and cultural attractions all within easy reach.



# /READY STEADY COOK/



The Heart of the Home, Beautifully Refitted Sociable, spacious, and built around a 9-seater dining bar

/SIT BACK RELAX/





/COME DINE WITH ME/





**/ SWEET DREAMS /**





/GARDENS/GROUNDS/



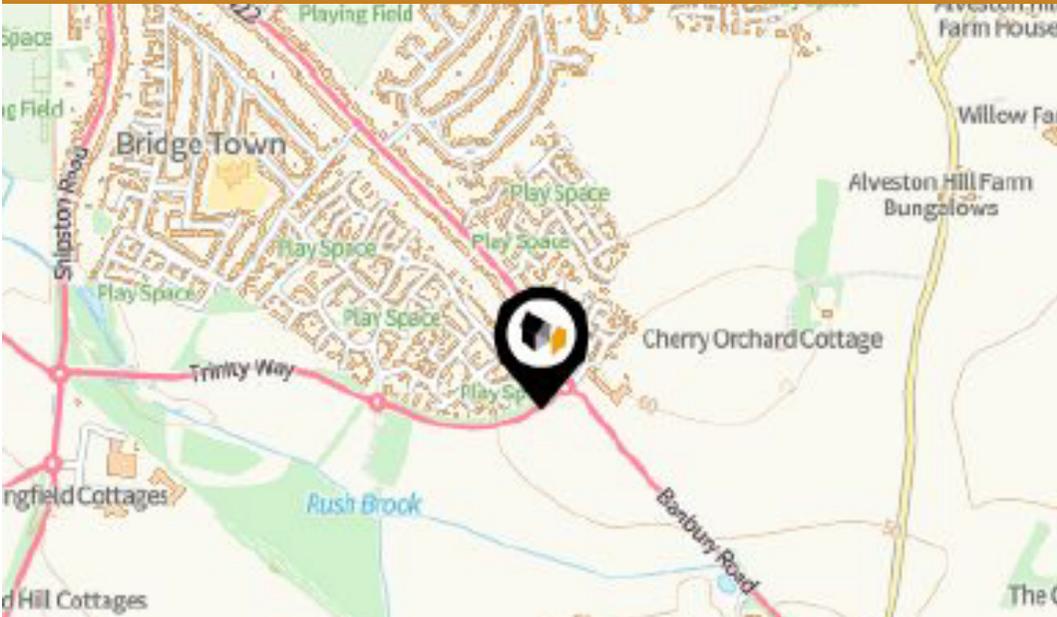
# /GARDENS/ /GROUNDS/



The garden is one of the property's standout features – thoughtfully landscaped with winding paths, established planting, and zones for both play and relaxation. There's a 9.5m heated swimming pool, a detached garden studio currently used as a gym, and two spacious terraces including one with a pergola and brick-built BBQ.



# PROPERTY LOCATION



# PROPERTY INFORMATION

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Floor Area:</b>	3,907 ft <sup>2</sup> / 363 m <sup>2</sup>		
<b>Plot Area:</b>	0.22 acres		
<b>Year Built :</b>	1996-2002		
<b>Council Tax :</b>	Band G		
<b>Annual Estimate:</b>	£3,967		
<b>Title Number:</b>	WK419914		

## Local Area

<b>Local Authority:</b>	Stratford-on-avon
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

## Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>70</b> mb/s	<b>1800</b> mb/s

## Mobile Coverage:

(based on calls indoors)



## Satellite/Fibre TV Availability:



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# PROPERTY PLAN



# FURTHER INFORMATION



Pin	Name	Distance
1	Stratford-upon-Avon Rail Station	1.61 miles
2	Stratford-upon-Avon Parkway Rail Station	2.64 miles
3	Wilmcote Rail Station	4.16 miles



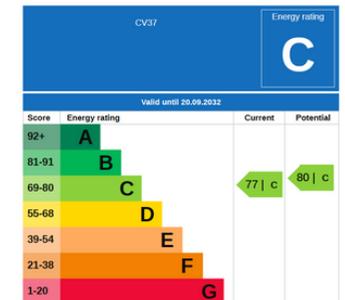
Pin	Name	Distance
1	M40 J15	6.2 miles
2	M40 J14	6.61 miles
3	M40 J13	6.91 miles
4	M40 J16	11.32 miles
5	M42 J3A	12.82 miles



Pin	Name	Distance
1	Birmingham Airport	18.89 miles
2	Baginton	15.64 miles
3	Kidlington	28.96 miles
4	Staverton	28.66 miles



Pin	Name	Distance
1	Armillary Island	0.03 miles
2	Armillary Island	0.09 miles
3	Waterloo Drive	0.18 miles
4	Dale Avenue	0.32 miles
5	Betjeman Road	0.24 miles

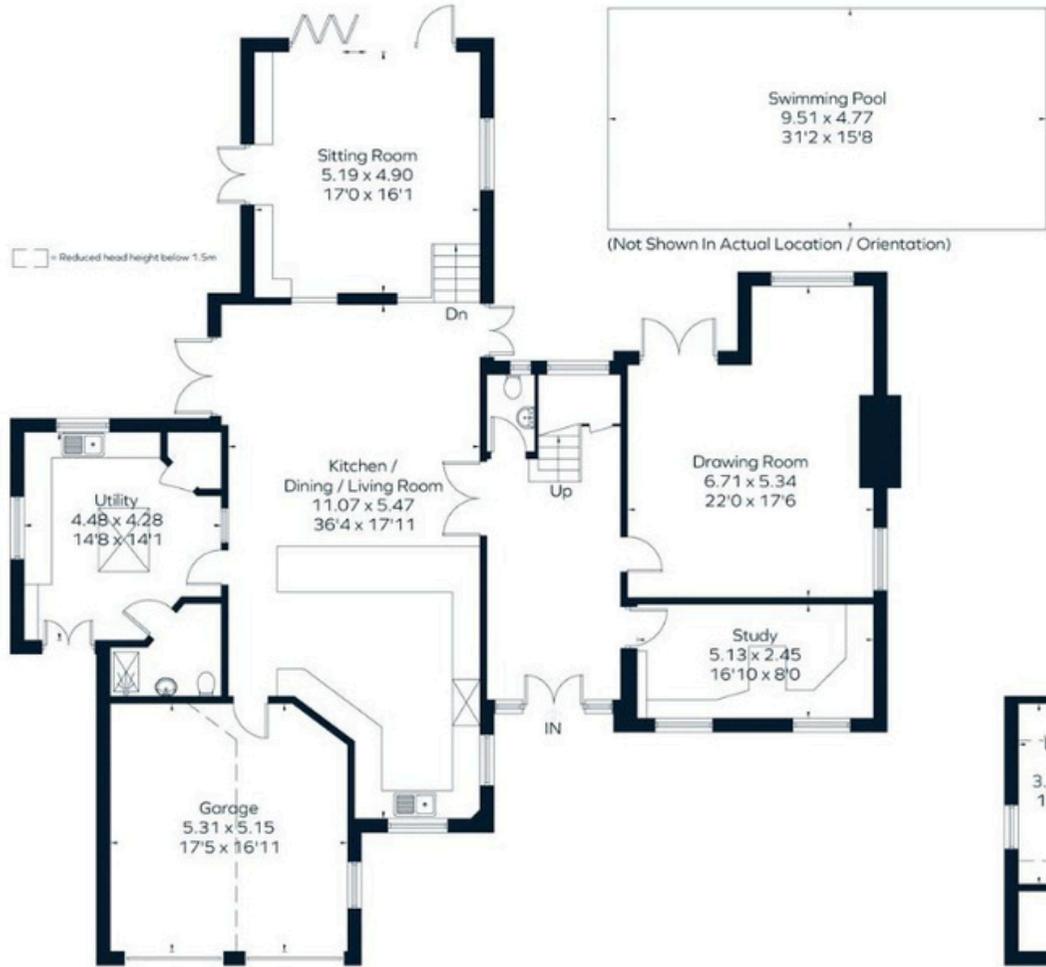
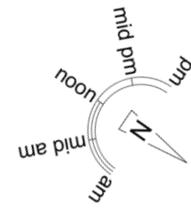


Approximate Area = 368.5 sq m / 3966 sq ft (Including Garage)

Gym / Studio = 18.7 sq m / 201 sq ft

Total = 387.2 sq m / 4167 sq ft

Including Limited Use Area (5.2 sq m / 56 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

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