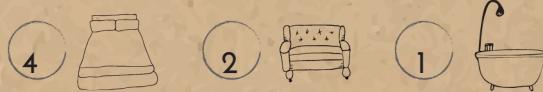




  
**EDWARDS**  
ESTABLISHED 2002  
- 36 -

**BLACKTHORN ROAD**  
**STRATFORD-UPON-AVON CV37 6TD**

# FOR STARTERS



OFFERS IN EXCESS OF  
£475,000

## MAIN COURSE

**\*\*Spacious 4-Bedroom Detached Home with Garage, Driveway & Private Garden in Sought-After Clopton Location\*\***

Positioned on the ever-popular Blackthorn Road in the desirable Clopton area of Stratford-upon-Avon, this spacious four-bedroom detached family home offers a fantastic opportunity for buyers seeking a well-located property with plenty of potential. Just a short walk from the town centre, with excellent schools, Welcombe Hills, and local amenities on the doorstep, the location couldn't be more convenient for family life.

Set behind a mature front garden, the property also benefits from a private driveway for two vehicles, with scope to extend parking by reconfiguring the garden space if required.

### Ground Floor:

A welcoming entrance hallway provides a practical area for coats and shoes, with access to a downstairs WC and internal door to the garage – perfect for additional storage or conversion (subject to planning). The staircase is neatly tucked away for a clean and uncluttered layout.

To the right, the front lounge is filled with natural light from a large window and offers a comfortable, well-proportioned family space. Double doors connect through to a separate dining room, ideal for entertaining or family meals, and beautifully illuminated by bi-fold doors leading out onto the rear garden – bringing the outside in.

The generous kitchen is positioned at the rear of the property and has ample space for a central table. It offers direct access to the garden via a side door and also connects to a lean-to utility area, currently serving as a practical laundry and storage space.



## First Floor:

Upstairs, the property continues to impress with four well-sized bedrooms. The master bedroom and second bedroom both benefit from built-in wardrobes, while the third bedroom is a spacious double. The fourth bedroom is currently used as a home office, ideal for remote working or study space. All bedrooms are served by a good-sized family bathroom, well-positioned and with scope for modernisation to suit individual tastes.

## Outdoor Space:

The real gem of this home is the expansive and completely private rear garden. Featuring mature shrubs, abundant greenery, and a generous patio area, it provides a peaceful retreat and fantastic outdoor space for children to play or adults to unwind.

This property offers the perfect canvas to create a long-term family home in one of Stratford's most sought-after locations. With space, privacy, and potential in abundance, this is one not to miss. Viewings are highly recommended – contact us today to arrange yours.

## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - TBC



South Facing Garden



Mains Gas, Water,  
Electric, Drainage



Thomas Jolyffe  
Primary  
Stratford High

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