



 EDWARDS  
EXCLUSIVE

SHIPSTON ROAD  
STRATFORD UPON AVON



# KEY FEATURES

- Just moments from the town centre – a rare modern home within easy walking distance of shops, restaurants, theatre and riverside walks.
- Set on a private plot of just over 0.2 acre with a west-facing garden extending over 100 feet.
- Nearly 3,000 sq ft of thoughtfully designed living space over two floors, ideal for modern family life.
- Stunning 36ft open-plan kitchen, dining and family room with bi-fold doors and cantilevered roof for seamless indoor-outdoor living.
- Gas central heating with wet underfloor heating throughout the ground floor, solar panels and battery storage.
- High-performance Schüco aluminium windows and doors with acoustic glazing for energy efficiency and peace and quiet.
- Four double bedrooms, all with walk-in wardrobes, including two en suites with sleek Crosswater fittings.
- Heated and powered summer house – perfect for a games room, studio or home office.



# TAKE A LOOK

A rare opportunity just moments from the town centre.

Set on a generous plot of just over 0.2 acre with a sunny west-facing garden, this contemporary detached home combines striking architectural design with modern energy-efficient technology – all within a short walk of Stratford-upon-Avon's shops, theatre, restaurants, and riverside walks.

Unlike many homes in such a central location, this is not a period property with compromises. It's a recently built, architect-designed house providing just under 3,000 sq ft of living space across two floors, with clean lines, thoughtful planning, and high-quality materials throughout.

Step into a wide entrance hall with an oak staircase rising to a galleried landing – a fitting introduction to the style and space on offer. At the front, a flexible study or playroom offers the perfect spot to watch the world go by, while the spacious 18ft sitting room features a square bay window and modern wall-mounted fireplace, creating a welcoming, more traditional retreat.

To the rear, the home opens into a 36-foot open-plan kitchen, dining and family room – a showstopping space designed for modern living. Flooded with natural light, it's fitted with a sleek Intoto kitchen, solid worktops, integrated appliances, and two sets of sliding bi-fold doors that open onto the garden. A cantilevered roof provides shade on sunny days, while a generous utility/boot room leads through to the garage. The entire ground floor benefits from wet underfloor heating, powered by a gas boiler, with support from solar panels and a battery storage system to improve energy efficiency. Acoustic glass Schüco aluminium windows and doors add to the quality and comfort throughout.

Upstairs, you'll find four excellent double bedrooms, each with its own walk-in wardrobe. The two principal bedrooms include stylish en suites with Crosswater showers, and the remaining rooms are served by a spacious four-piece family bathroom.



# /READY STEADY COOK/



A spectacular 36ft kitchen, dining and family room.

Light-filled, social and seamlessly connected to the garden – the true heart of the home.

*/SIT BACK RELAX/*





/COME DINE WITH ME/





/ SWEET DREAMS /





*/GARDENS/GROUNDS/*

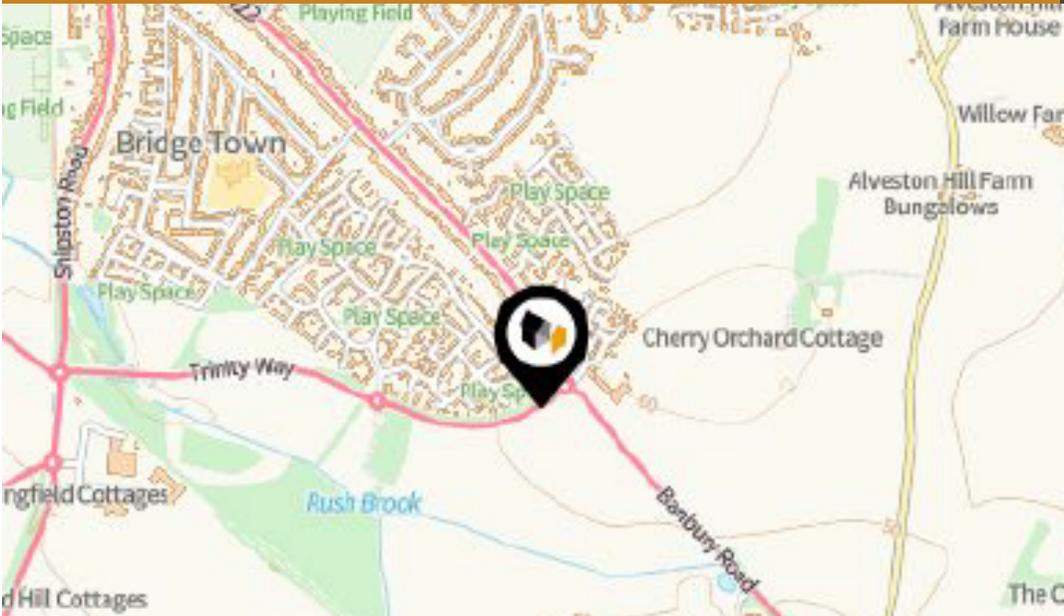




Outside, the west-facing rear garden stretches over 100 feet and offers a rare sense of space this close to town. There's a large terrace for entertaining, a well-kept lawn, and a powered and heated summer house at the far end – currently used as a pool room but equally suited to a home office, games room or studio. To the front, a smart driveway provides off-street parking for approximately five vehicles.



# PROPERTY LOCATION



# PROPERTY INFORMATION

**Type:** Detached  
**Bedrooms:** 4  
**Tenure:** Freehold  
**Floor Area:** 2,981 ft<sup>2</sup> / 276 m<sup>2</sup>  
**Plot Area:** 0.19 acres  
**Year Built :** 2019  
**Council Tax :** Band G  
**Annual Estimate:** £3,967  
**Title Number:** WK499005

## Local Area

**Local Authority:** Stratford-on-avon  
**Conservation Area:** No  
**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)  
**Flood Risk:**  
 • Rivers & Seas: Low  
 • Surface Water: Very low

**13** mb/s  
**46** mb/s  
**1800** mb/s

**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**



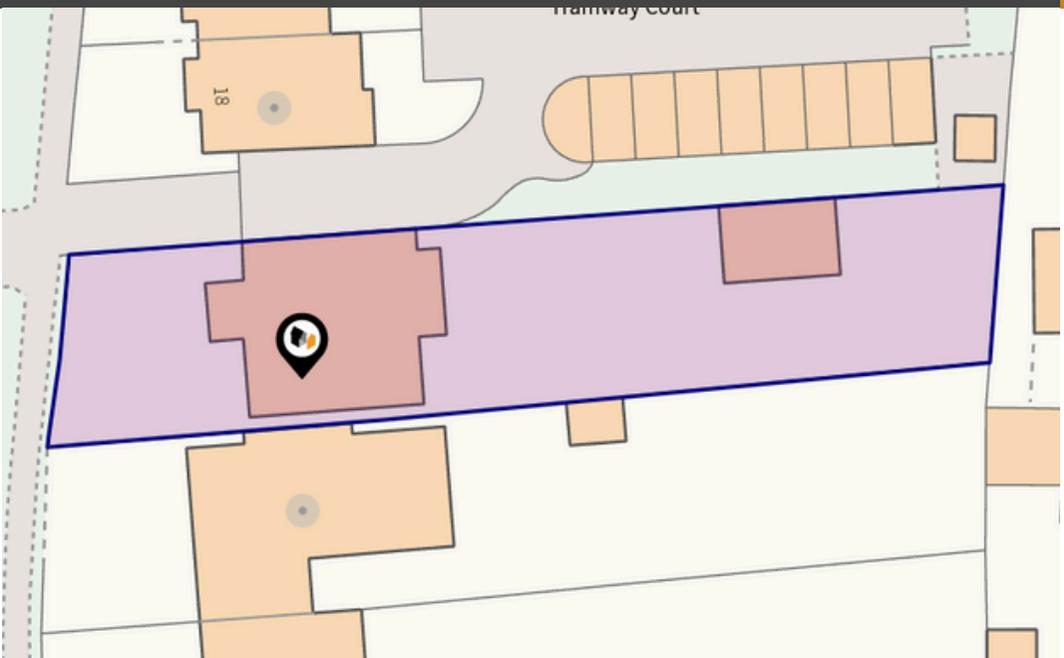
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See More Online

# PROPERTY PLAN



# FURTHER INFORMATION



## National Rail Stations

Pin	Name	Distance
1	Stratford-upon-Avon Rail Station	0.83 miles
2	Stratford-upon-Avon Parkway Rail Station	1.85 miles
3	Wilmcote Rail Station	3.38 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J15	6.1 miles
2	M40 J14	6.63 miles
3	M40 J13	7.14 miles
4	M40 J16	10.64 miles
5	M42 J3A	12.11 miles



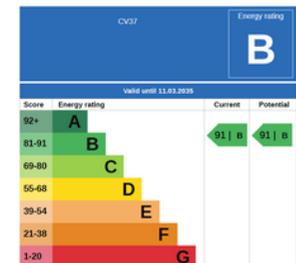
## Airports/Heliports

Pin	Name	Distance
1	Birmingham Airport	18.33 miles
2	Baginton	15.58 miles
3	Kidlington	29.61 miles
4	Staverton	28.31 miles



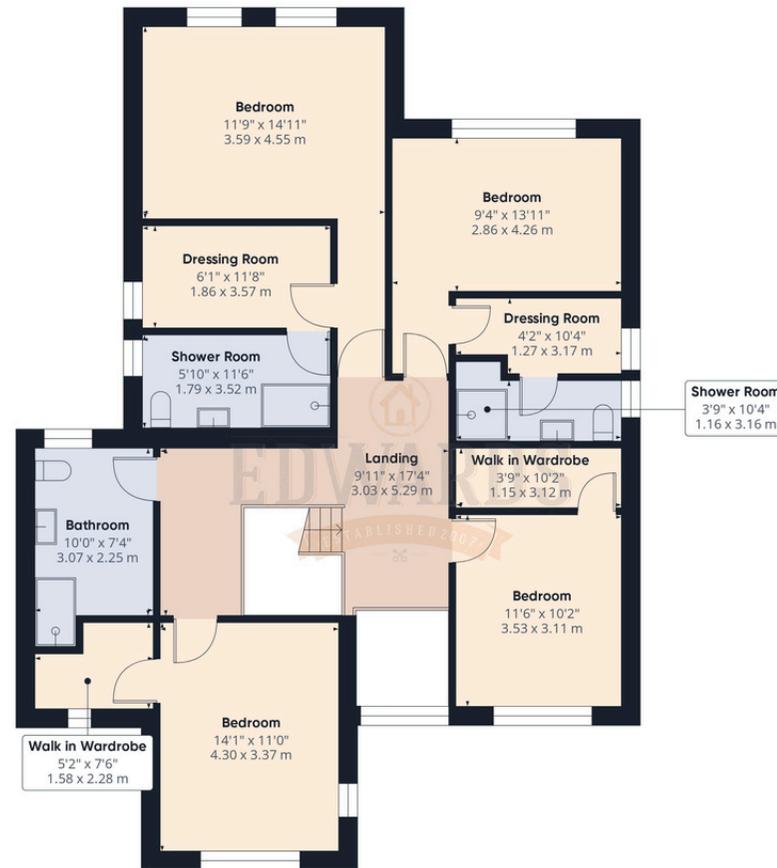
## Bus Stops/Stations

Pin	Name	Distance
1	Shell Garage	0.03 miles
2	Shell Garage	0.06 miles
3	Old Tramway	0.1 miles
4	Shell Garage	0.09 miles
5	Hunts Road	0.1 miles





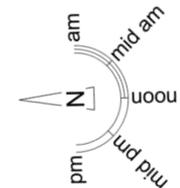
Ground Floor



First Floor



Outbuildings



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

2981 ft<sup>2</sup>

276.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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