



FOR STARTERS



OFFERS IN EXCESS OF
£465,000

MAIN COURSE

****A Beautifully Presented Three-Bedroom Detached Home in a Peaceful Stratford-upon-Avon Location with Countryside Views****

Tucked away in a quiet and desirable spot in Stratford-upon-Avon, this beautifully maintained three-bedroom detached home offers the perfect balance between town convenience and rural charm. With the town centre just a short distance away and picturesque countryside views to the rear, the property truly offers the best of both worlds.

From the front, the property boasts a proud and attractive façade, with a neatly presented front garden and driveway to the side leading to a detached garage. There is also side access to the garden, adding practicality.

Step inside to a welcoming entrance hall, where the home's thoughtful layout immediately becomes evident. All ground floor rooms are accessed from this central hallway, with a useful cloakroom/WC positioned to the right, along with a utility cupboard and additional storage space neatly tucked under the stairs.

To the left, you'll find a spacious and inviting living room. This room is enhanced by a stunning walk-in bay window that floods the space with natural light, as well as an electric fireplace that creates a warm and homely atmosphere. There is ample room for a variety of seating and furniture arrangements, making it ideal for both relaxing and entertaining.

To the rear of the property lies the heart of the home, a generous open-plan kitchen and dining area. The kitchen is well-appointed with a range of fully integrated appliances and plenty of worktop space. There's ample room for a large dining table and chairs, making it perfect for family meals or hosting guests. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the property continues to impress with three well-proportioned double bedrooms. The master bedroom is especially spacious and features a built-in storage cupboard, plenty of space for additional furnishings, and a modern en-suite shower room complete with a large walk-in shower. The second bedroom overlooks the rear garden and benefits from far-reaching countryside views, making it a calm and restful space. The third bedroom, also a double, is currently used as a home office, ideal for modern working lifestyles and again



enjoys scenic views to the rear. The landing also features an airing cupboard with enough space for a tumble dryer.

The main family bathroom is a luxurious and unexpected highlight. It features a rainfall shower and a jacuzzi bath with built-in steam room functionality, offering a spa-like retreat within the comfort of your own home.

Externally, the rear garden is a standout feature. Wonderfully private and generously sized, it has been thoughtfully landscaped to include a large patio area for outdoor dining and entertaining, two tiers of well-maintained lawn, a summer house, and even a dedicated vegetable patch. With open countryside directly behind, the garden provides a peaceful and picturesque backdrop year-round.

This is a home that has been lovingly cared for and thoughtfully designed, offering generous accommodation in a tranquil yet highly convenient location. Perfect for families, professionals, or those looking to enjoy the beauty of Stratford-upon-Avon with countryside serenity, this property is not to be missed.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - B



North East Facing



Mains Gas, Electric,
Water, Drainage

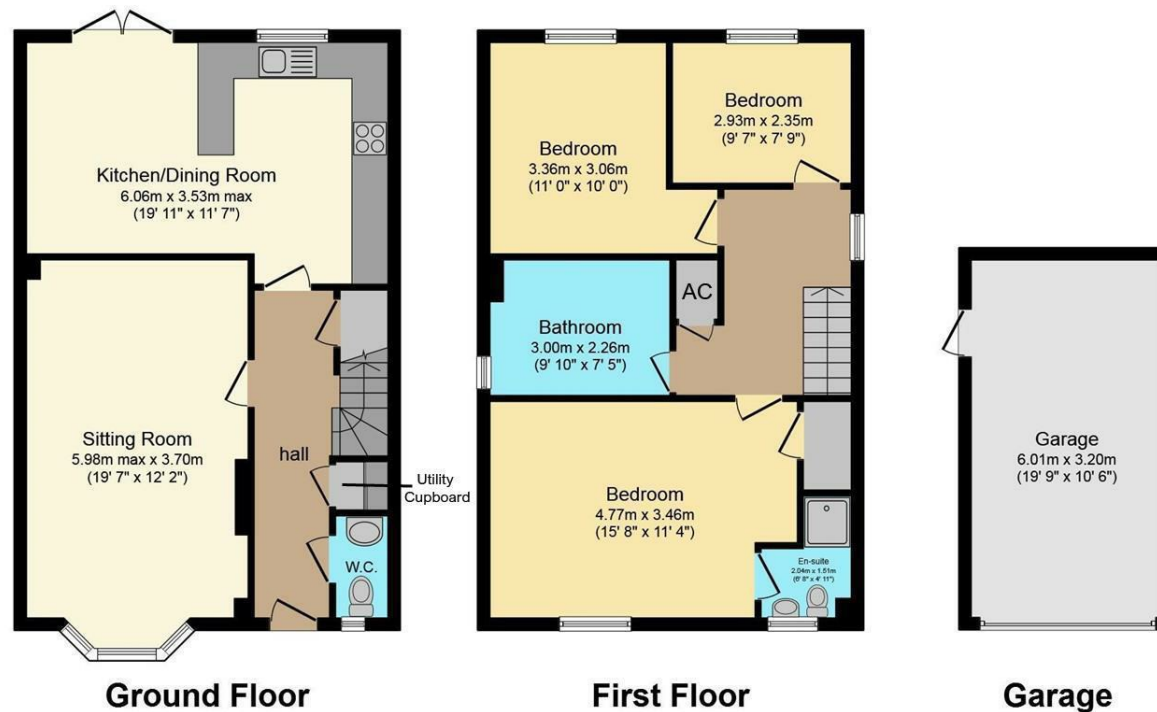


Gas Central Heating



Thomas Jolyffe
Primary
Stratford High

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Total floor area 136.0 sq. m. (1,464 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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