



EDWARDS

ESTABLISHED 2007

LOXLEY ROAD
STRATFORD UPON AVON

KEY FEATURES

- Extended Character Home A charming semi-detached property with an attractive oak-framed porch and versatile accommodation across three floors.
- Superb Open-Plan Kitchen / Family Room Over 26ft of living space with a contemporary kitchen, herringbone flooring, roof lantern, and large glazed doors to the garden.
- Open-Plan Sitting / Dining Room A bright and spacious reception area with a bay window and a seamless flow into the kitchen/family room.
- Four Double Bedrooms Over Three Floors. Generous bedrooms, including a top-floor suite and two modern en-suite shower rooms.
- Well-Appointed Bathrooms include a stylish family bathroom and two en-suites, perfect for busy family life or visiting guests.
- South-Facing Garden Enjoys sunlight throughout the day, ideal for outdoor dining, play, or simply relaxing in the sun.
- Great Location in Stratford-upon-Avon, Convenient for local schools, shops and green spaces, and well placed for access into town or towards the M40.



TAKE A LOOK

A beautifully extended and much-improved semi-detached home full of character, offering generous living space across three floors, a superb south-facing garden, and parking for several vehicles.

This is a house that's been thoughtfully reconfigured to create a warm, inviting family home with plenty of practical space and a great flow throughout. The oak-framed porch gives a welcoming first impression, setting the tone for the mix of traditional charm and modern finishes you'll find throughout.

To the front of the house, the original sitting room has been opened up to form a welcoming sitting/dining room, complete with a bay window and a view right through to the kitchen – a great balance of character and practicality. There's also a wood-burning stove in this room, creating a cosy focal point for quieter evenings.

At the heart of the home is an impressive open-plan kitchen, dining and family room, stretching over 26 feet and flooded with natural light. The stylish kitchen features clean-lined units, generous work surfaces, and a striking herringbone floor that adds warmth and texture. A large roof lantern and additional glazed doors to the rear ensure the whole space feels bright and airy throughout the day. It's a sociable room made for entertaining, family life or simply enjoying the view out to the south-facing garden.

Just off the kitchen is a practical utility room and a downstairs WC – perfect for everyday use and keeping household tasks out of sight.

Upstairs, the first floor offers three well-proportioned bedrooms, one of which benefits from its own en-suite shower room, while the others share a generous family bathroom. The top floor is home to a spacious principal bedroom, complete with a modern en-suite and a peaceful view over the garden – ideal for privacy or guests.



/READY STEADY COOK/



At the heart of the home is a bright, open-plan kitchen with herringbone flooring and glazed doors to the south-facing garden. A roof lantern adds light and space, perfect for family life or entertaining.





/COME DINE WITH ME/





/ SWEET DREAMS /



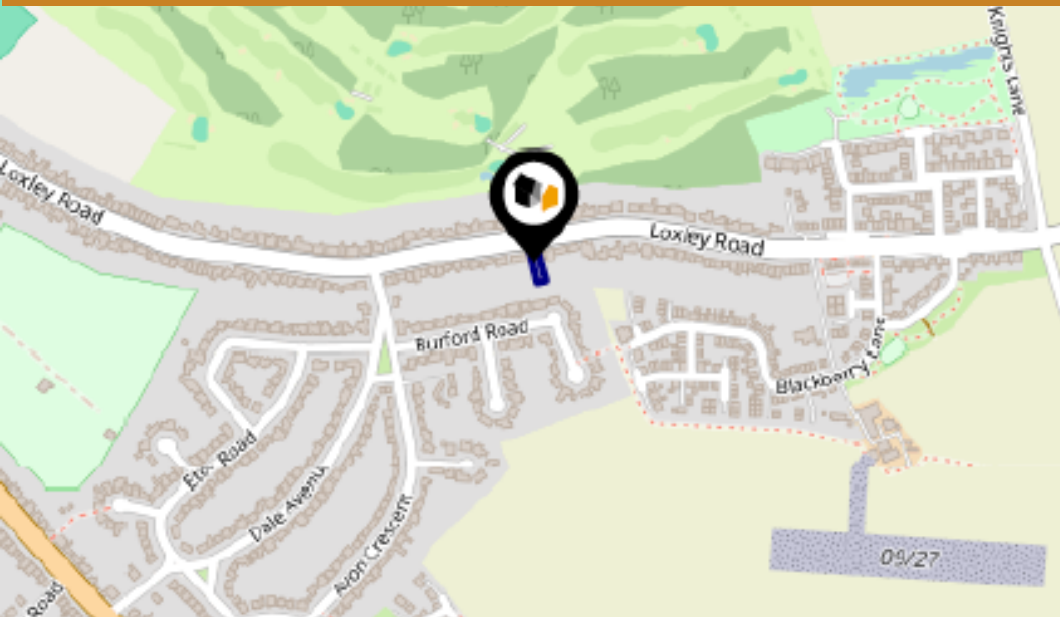
/GARDENS/ /GROUNDS/



Outside, the south-facing rear garden catches the sun all day, offering a private and versatile space for relaxing, gardening, or entertaining. To the front, a gravel driveway provides off-street parking for several vehicles — a rare bonus in this part of town. The former garage has been partially converted to create secure storage for bikes and garden equipment, with enough space remaining to house a motorbike if needed.



PROPERTY LOCATION



PROPERTY INFORMATION

Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	1692		
Year Built :	1950-1966		
Council Tax :	Band F		
Annual Estimate:	£3,438		
Title Number:	WK343486		

Local Area

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

Mobile Coverage:
(based on calls indoors)

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3

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Satellite/Fibre TV Availability:

BT

sky

Virgin

LOVE DETAIL?

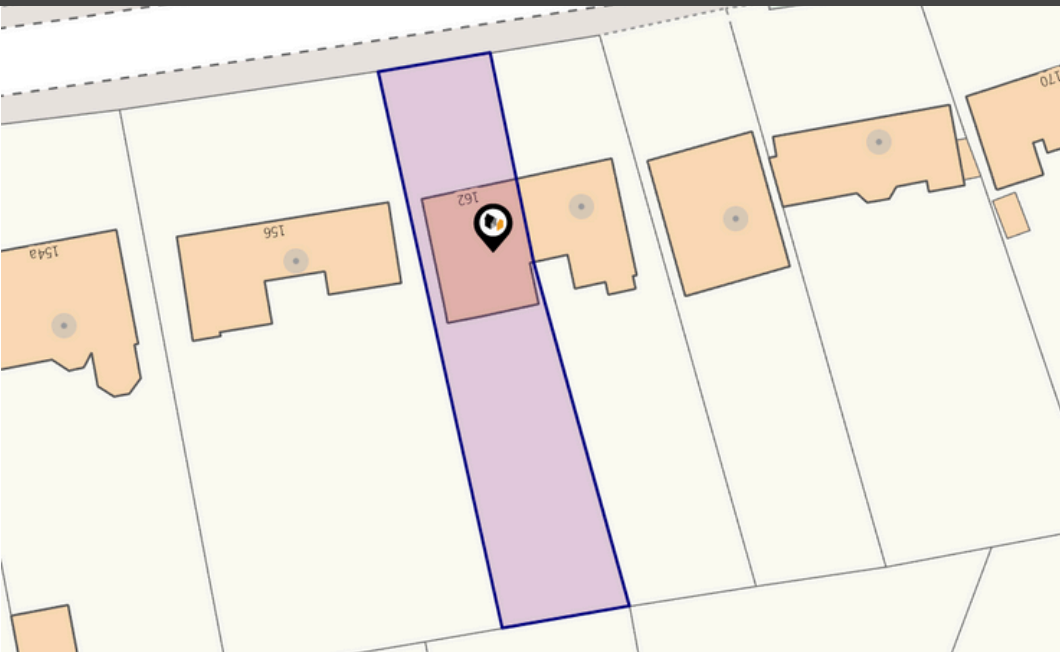
For a full report on this property click the link below or scan the QR code

[Click for more Information](#)



See More Online

PROPERTY PLAN



FURTHER INFORMATION

Pin	Name	Distance
1	Stratford-upon-Avon Rail Station	1.49 miles
2	Stratford-upon-Avon Parkway Rail Station	2.39 miles
3	Wilmcote Rail Station	3.88 miles

Pin	Name	Distance
1	M40 J15	5.66 miles
2	M40 J14	6.1 miles
3	M40 J13	6.5 miles
4	M40 J16	10.82 miles
5	M42 J3A	12.34 miles

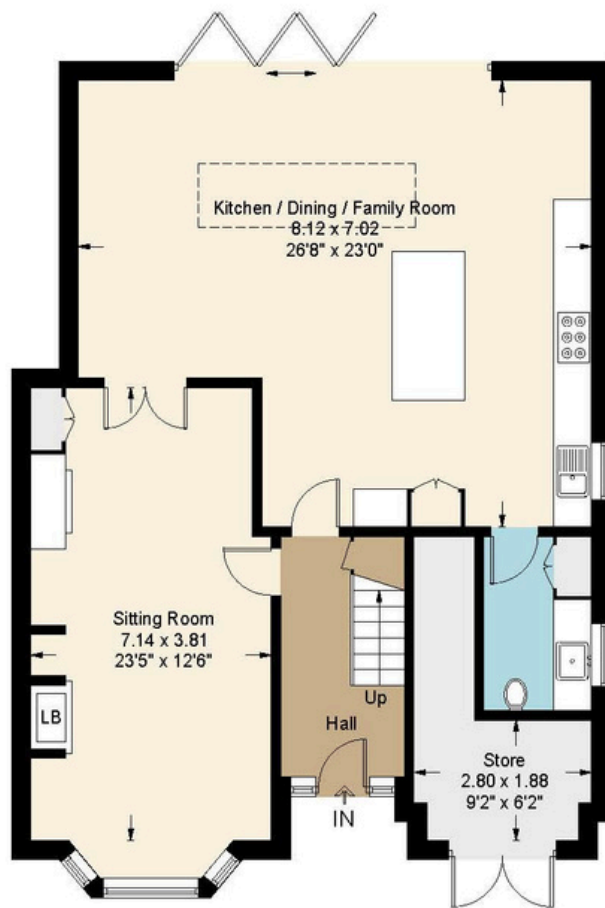
Pin	Name	Distance
1	Birmingham Airport	18.33 miles
2	Baginton	15.11 miles
3	Kidlington	29.38 miles
4	Staverton	29.13 miles

Pin	Name	Distance
1	Loxley Road	0.01 miles
2	Loxley Road	0.12 miles
3	Lilliput Baby Shop	0.16 miles
4	Arden Heath Farm	0.14 miles
5	Avon Crescent	0.18 miles

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

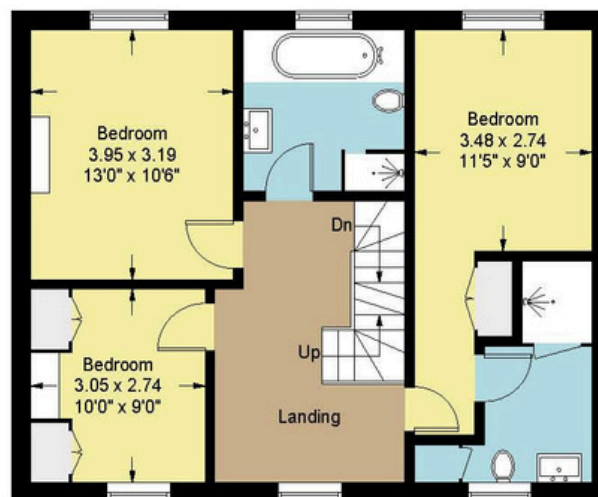


Loxley Road, Stratford Upon Avon , CV37 7DT

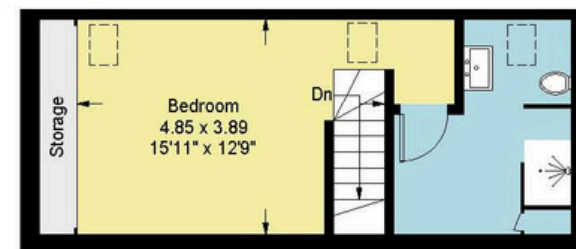


Ground Floor

= Roof Window



First Floor



Second Floor

Approximate Gross Internal Area = 184.8 sq m / 1989 sq ft

Store = 8.1 sq m / 87 sq ft

Total = 192.9 sq m / 2076 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



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