





# FOR STARTERS



OFFERS IN EXCESS OF  
£635,000

## MAIN COURSE

Located on the ever-popular Evesham Road, just a short walk from Stratford-upon-Avon town centre, the racecourse, and Shuttery, this spacious and beautifully presented four double bedroom detached property offers the perfect blend of modern living and practical family space.

To the front, the property benefits from a private driveway providing off-street parking. Step inside into a generous entrance hallway that immediately gives a sense of space and light. To the left is a convenient downstairs WC and a useful under-stairs storage cupboard. On the right, you'll find a versatile front reception room—ideal as a study, snug, or playroom, currently used as a home office.

At the centre of the home is a practical open plan kitchen dining room, offering a central island, ample cupboard and worktop space, and enough room for a large dining table, ideal for everyday living or hosting. Off the kitchen is a large utility room with access to the side passage.

To the rear, the property boasts a generous and bright living room with bi-folding doors that open out to the garden. This room is a great size, comfortably accommodating a range of furniture, making it perfect for relaxing or entertaining.

Upstairs on the first floor are three double bedrooms. The landing area features a glass balustrade staircase, adding a touch of contemporary





style. The main bedroom is spacious and includes a modern en-suite shower room. The second bedroom benefits from a Juliette balcony overlooking the garden, while the third bedroom is another well-sized double with a practical layout. The family bathroom is beautifully finished, featuring a walk-in shower and a freestanding bathtub.

The top floor comprises another excellent-sized double bedroom, complete with a stylish en-suite shower room, ideal as a guest suite or additional main bedroom.

To the rear, the garden is a standout feature—long, private, and enjoying plenty of sun. A decked area provides a great spot for outdoor seating, with the rest of the garden offering ample space for children, entertaining, or future landscaping. A well-located, generously sized home offering comfortable and flexible accommodation—viewings are highly recommended.

# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - D



EPC  
Band - C



South Facing Garden



Mains Gas, Electric,  
Water, Drainage



Gas Central Heating



Shottery Primary  
Stratford Girls  
Stratford High

WHY NOT TAKE  
A LOOK INSIDE?  
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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