



EDWARDS
EXCLUSIVE

KENSINGTON CLOSE, STRATFORD-UPON-AVON
, CV37 0BU

KENSINGTON CLOSE

STRATFORD-UPON-AVON,

Situated on the edge of an exclusive development and enjoying far-reaching views to the front, this exceptional five-bedroom executive-style detached home is the largest design built by Bellway Homes approximately five years ago. Finished to an exceptionally high standard and boasting over 2,200 square feet of living space (excluding the detached garage), this show-stopping residence combines luxury, space, and style, making it ideal for modern family living.

From the outset, the property exudes kerb appeal, with a custom-made porch, resin driveway, and a beautifully landscaped frontage that provides both charm and privacy. Internally, the current owners have significantly upgraded the original specification with bespoke features, including a hand-crafted oak staircase, solid oak internal doors, and elegant decor throughout. The heart of the home is undoubtedly the impressive open plan kitchen/dining/family room, which features shaker-style units, quartz worktops, a large central island, and integrated appliances including an induction hob, two electric ovens, two warming drawers, a wine cooler, dishwasher. Bifold doors open from the kitchen onto the landscaped rear garden, making it perfect for entertaining. A well-appointed utility room, with integrated washing machine and tumble dryer and its own side entrance, adds everyday practicality.



The ground floor also offers two generous reception rooms, both beautifully finished. The main lounge enjoys views over the open space at the front and features a striking Bellagio Stone fireplace with a marble hearth and electric LED fire—creating a cosy and inviting focal point. The second reception room, currently used as a formal dining room, offers flexible use as a playroom, snug, or office, depending on your lifestyle needs. A stylish cloakroom completes the downstairs layout.

Upstairs, a wide galleried landing leads to five well-sized bedrooms. The main bedroom is a luxurious retreat, complete with two sets of double fitted wardrobes and a contemporary en-suite that includes a walk-in rainfall shower, a separate bathtub, and His & Hers sinks. Bedroom two also benefits from fitted wardrobes and its own en-suite shower room. Bedrooms three and four are generous doubles, while bedroom five is a versatile single room currently used as a workspace—ideal for a nursery or home office. The family bathroom continues the theme of luxury, with a separate bath and rainfall shower.

Outside, the rear garden enjoys a sought-after southerly aspect, ensuring sunlight throughout the day. Beautifully landscaped, it features a large patio area ideal for outdoor dining, a central lawn bordered with mature planting, and gated side access. The detached double garage, with electric doors, offers ample storage and parking, while above it sits an impressive self-contained studio—accessed via a private external staircase. This additional living space includes an open-plan lounge, kitchenette, sleeping area, and separate shower room, making it perfect as a guest suite, annexe, or dedicated home office.



Additional features include solar panels and air conditioning, ensuring both energy efficiency and year-round comfort. With off-road parking for four vehicles, outstanding views, high-end finishes, and flexible living spaces both inside and out, this remarkable home offers the very best in modern family living.

General Information - Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2550 ft²

237 m²

Reduced headroom

9 ft²

0.8 m²

(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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NOTICE

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither edwards nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the directors or any employees of edwards have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects, which are particularly important to you before travelling to view the property.