



FOR STARTERS



OFFERS OVER
£675,000

MAIN COURSE

****Stunning 1920s Edwardian Home on Mayfield Avenue - 4 Bedrooms, 3 Bathrooms, Beautifully Presented Throughout****

This beautifully presented 1920s Edwardian home is perfectly positioned on Mayfield Avenue, one of Stratford-upon-Avon's most sought-after residential roads. With Stratford town centre just a short stroll away, excellent schools nearby, and all the charm and character you'd expect from a period property of this era, this home offers an ideal combination of style, space and location.

From the moment you arrive, the house makes a striking impression. Its classic Edwardian façade is full of character, with elegant bay windows, a pretty fore garden, and a traditional gate that gives a real sense of arrival. Stepping through the front door, you're welcomed into a bright and airy hallway. The staircase sits further back than usual, allowing the high ceilings to shine and immediately creating a feeling of space and elegance.

The first reception room is at the front of the property and is a truly inviting space. A large walk-in bay window floods the room with natural light, while the original picture rails and beautiful fireplace add warmth and period charm. It's a wonderful room to relax in, spacious enough for a range of furniture layouts, and full of homely character.

Moving towards the rear of the home, the ground floor opens out into a generous and sociable open-plan kitchen dining room. The dining area comes first, with plenty of room for a large family table and a lovely view out to the garden through a wide rear window. A step down leads you into the kitchen, which is modern, bright, and thoughtfully laid out, complete with a Rangemaster cooker, together with an excellent range of cupboards and worktop space. Two large windows and a glazed door ensure the room is filled with natural light and give easy access straight out to the garden - perfect for entertaining in the warmer months.

Off the kitchen, a newly converted utility room provides even more storage space, along with a Belfast sink and plumbing for both a washing machine and dryer. A stable door provides additional access out to the garden. There's also a handy downstairs WC tucked away just beyond the utility, ideal for busy family life or when guests come to visit.



Upstairs, the first floor offers three fantastic bedrooms. The main bedroom, positioned at the front of the house, is a standout feature – the charming bay window has been fitted with a window seat offering additional storage beneath, and the room benefits from high ceilings, picture rails, a walk-in wardrobe, and a sleek, modern en suite shower room. The second bedroom is another excellent double, currently set up with two single beds, and includes two built-in wardrobes as well as a large window overlooking the rear garden. The third bedroom is a comfortable single, complete with a triple wardrobe. Completing this floor is a family bathroom, immaculate in presentation.

The top floor is where this property truly continues to surprise. Here, a stunning additional double bedroom features a vaulted ceiling, eaves storage cupboards and its own modern en suite shower room. This space could easily serve as an alternative master suite, a private guest room, or a teenager's haven. Also on this floor is another versatile room, ideal as a study, playroom, or hobby space – a fantastic bonus for a growing family or anyone working from home.

Outside, the rear garden has been fully landscaped to offer both style and practicality. It is private, thoughtfully laid out, and low maintenance, featuring two separate patio areas perfect for al fresco dining or relaxing outdoors. The artificial lawn adds a touch of greenery without the upkeep, and there's a designated area for bin and bike storage. A shared side access gate leads conveniently back to the front of the property.

This is a truly exceptional home – full of period features, updated with modern touches, and located in one of Stratford's most desirable areas. With spacious rooms, character throughout, and a layout that perfectly suits modern living, this property is not to be missed.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - D



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