



# FOR STARTERS



OFFERS OVER  
£595,000

## MAIN COURSE

Tucked away on a peaceful street just off the ever-popular Banbury Road in Stratford-upon-Avon, this impressive double-fronted four-bedroom detached home offers generous living space, a fantastic detached double garage, and a beautifully landscaped south-west facing garden – all within easy reach of local schools, shops and transport links.

The property sits in a peaceful development made up of similar modern homes, and benefits from a large driveway leading to a detached double garage, offering plenty of off-road parking and storage. Once inside, you're welcomed by a spacious entrance hall, with the central staircase creating a bright and open first impression. Off to the right is a separate dining room, which also could be used as a home office, study, or playroom. On the opposite side of the hallway is the full-width living room, a great-sized reception room featuring a fireplace, a window to the front, and French doors opening out to the rear garden, filling the space with natural light.

The hallway also gives access to a downstairs WC and a large under-stairs storage cupboard, perfect for keeping the hallway clutter-free. To the rear of the home is a spacious open-plan kitchen and dining area, with plenty of room for a table and additional seating. The kitchen is well equipped with ample cupboard space, integrated appliances, and a set of french doors opening directly onto the garden, making it a sociable space for families or entertaining.

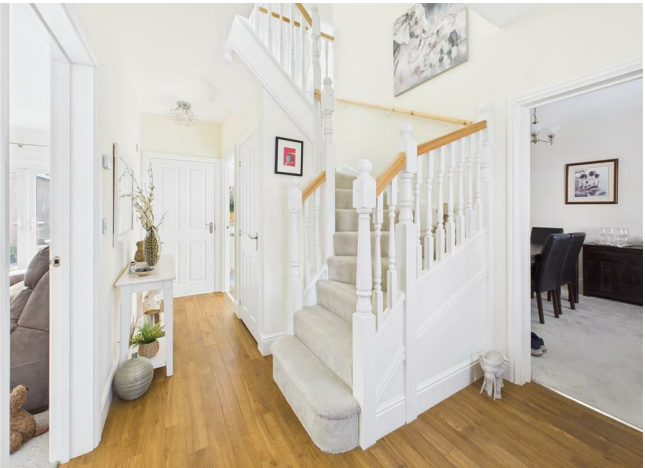
Upstairs, the home provides four good-sized bedrooms. The main bedroom features floor-to-ceiling mirrored wardrobes and a modern en-suite shower room, while the second bedroom is a comfortable double with space for additional furniture. The third and fourth bedrooms are both well-sized singles, ideal for children, guests or use as a home office. The main family bathroom is modern and neutral, with a shower over the bath.



Outside, the south-west facing rear garden is a real bonus – offering a great balance of lawn and patio space. It's a lovely size, with plenty of room for outdoor dining and play. There's also a large shed tucked behind the garage and a side gate leading back to the driveway. The detached double garage provides excellent storage, and could potentially be converted (subject to planning) if more indoor space was ever needed.

Located in a popular part of Stratford-upon-Avon, this is a fantastic modern family home that offers flexible living in a quiet, well-connected location, just a short distance from town amenities, schools, and transport links.

Viewings are strongly encouraged to appreciate the space and layout on offer.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - F



EPC  
Band - B



South West Facing



Mains Gas. Electric,  
Water, Drainage



Gas Central Heating

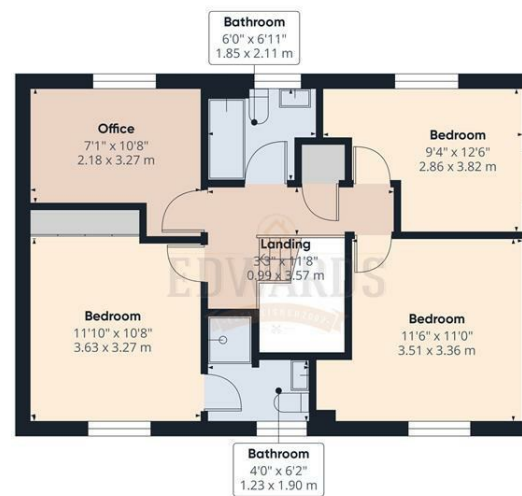


Bridgetown Primary  
King of Edwards High  
School

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
1690 ft<sup>2</sup>  
157 m<sup>2</sup>

(1) Excluding balconies and terraces

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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