



# FOR STARTERS



ASKING PRICE  
£375,000

## MAIN COURSE

A beautifully presented Victorian townhouse combining period charm with contemporary design, positioned in a highly desirable location in the heart of Stratford-upon-Avon. This thoughtfully extended and stylishly finished three-bedroom property offers flexible and comfortable living space, ideal for those seeking a premium town centre residence.

The home opens with a welcoming living room featuring stripped and waxed timber flooring and a characterful multi-fuel burning stove. From here, a staircase leads to a fully tanked and heated cellar room, currently used for storage but could also be used as a study, home gym or occasional guest room. To the rear lies a superb open-plan kitchen and dining space, fitted with modern soft-close cabinetry, solid hardwood worktops and quality integrated appliances. Porcelain floor tiles run throughout, enhancing the clean and contemporary finish. Full-width bi-folding doors flood the space with natural light and open directly to the garden, ideal for hosting and relaxing.

Upstairs, the generous landing leads to the master bedroom, a lovely, characterful room featuring two sash windows and floor-to-ceiling fitted wardrobes that provide excellent storage. Also on this floor is a versatile third bedroom – ideal as a nursery, dressing room, or home office – along with the main bathroom, attractively tiled and finished with both a separate bathtub and a walk-in shower. The top floor is dedicated to the second bedroom, which benefits from useful eaves storage and its own fully tiled ensuite wet room, making it a fantastic



private suite for guests or older children.

Outside, the rear garden is truly a standout feature. For a property so close to Stratford town centre, the space on offer is exceptional. Completely private and wonderfully generous in length, it provides ample room for children to play, garden enthusiasts to enjoy, or for outdoor dining and entertaining. A smart patio sits directly off the bi-folds, ideal for alfresco meals. There is also a handy side passage for your bins, another rare feature!

This is a well-proportioned, characterful home in a highly sought-after Stratford-upon-Avon location. Early viewings are strongly recommended – contact us today to arrange a visit and experience this lovely home for yourself!

# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - D



EPC  
Band - TBC



TBC



Mains Services



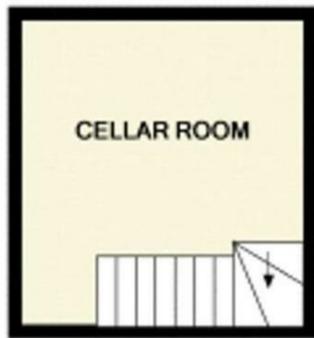
Gas Central Heating



St Gregory's Primary  
Stratford High

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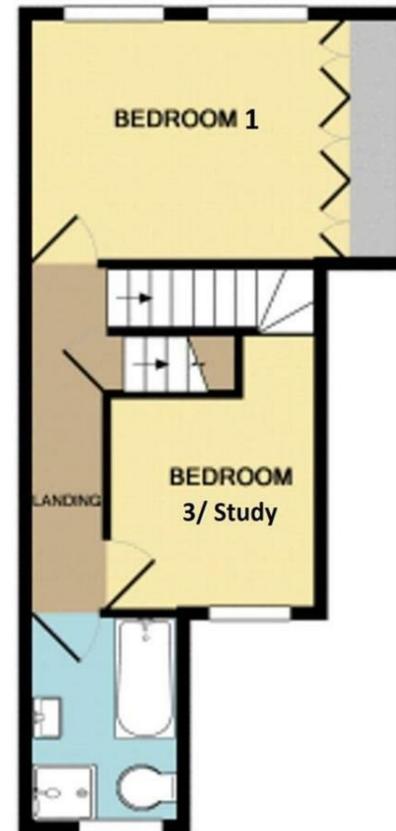
BASEMENT LEVEL



2ND FLOOR



GROUND FLOOR



1ST FLOOR

**Lower Ground Floor**

**Cellar Room**  
10'6 x 9'7  
3.23m x 2.95m

**Ground floor**

**Living Room**  
10'5 x 9'7  
3.2m x 2.95

**Kitchen/Dining Area**

17'6 x 10'8  
5.36m x 3.25m

**First Floor**

**Bedroom 1**  
12'1 x 9'9  
3.68m x 3.01m

**Bedroom 3/ Study**  
8'1 (to under stairs) x 7'7  
2.46m x 2.34m

**Second Floor**

**Bedroom 2**  
10'5 x 9'8  
3.2m x 3m

Eaves Storage - 60cm deep.

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