EDWARDS

ESTABLISHED 2007

ALCESTER ROAD
STRATFORD-UPON-AVON CV37 9QX

FOR STARTERS

5 3 3

GUIDE PRICE

£599,950

MAIN COURSE

Set back from the road behind a mature hedge, this impressive double fronted five bedroom detached family home offers over 2,000 sq. ft. of beautifully proportioned accommodation, positioned on a generous wrap-around plot and offered to the market with no onward chain. Rarely available with a detached double garage, this fantastic home provides versatile living space ideal for growing families, while also benefiting from excellent access to the A46 and surrounding transport links.

The property enjoys an attractive approach, with a large hedge providing privacy from the road and a driveway offering parking for two vehicles, along with additional space available through gated access if required. The detached double garage further enhances the practicality of the home, offering excellent storage or potential for a variety of uses.

Upon entering, you are welcomed into a useful entrance area with a storage cupboard to the left and a convenient ground floor WC to the right. A further door opens into an impressive central entrance hall, immediately setting the tone for the rest of the property. The staircase rises directly ahead to a galleried landing, enhancing both the sense of space and natural light throughout this central part of the home.

To the left of the hallway is the first reception room, currently used as a study, providing an ideal space for home working or a quiet snug. To the right is the stunning dual-aspect living room, spanning the full width of the property and enjoying views of greenery to both the front and rear. This generous reception room offers a superb sociable space, complete with sliding doors opening directly onto the garden.

Also accessed from the living room and hallway is a third reception room, currently utilised as a formal dining room. This well-proportioned space offers flexibility and could, subject to the necessary permissions, be opened through to the kitchen to create a large open-plan kitchen, dining and family area if desired.

The kitchen breakfast room is immaculately presented and offers an L-shaped layout with a range of fitted units and ample space for a dining table and additional furniture. The kitchen benefits from direct access to both the garden and a separate utility room, further enhancing its practicality for family life.

Upstairs, the property continues to impress with a spacious galleried landing that wraps around the staircase, creating a bright and open feel. All five bedrooms are generously proportioned doubles, a rare and highly desirable feature. Two of the bedrooms can comfortably serve as principal suites, both benefiting from fitted wardrobes and en-suite shower rooms.

Bedroom three enjoys a particularly attractive outlook and features a Juliet balcony overlooking mature greenery, creating a peaceful and private feel. Bedroom four also benefits from built-in wardrobes, while bedroom five remains a generous double room, offering excellent flexibility for family living. These three bedrooms are served by a beautifully presented family bathroom, complete with both a separate walk-in shower and bathtub.

Externally, the rear garden is private, well maintained and enjoys an open feel, providing a perfect setting for outdoor entertaining and family use. The garden also offers direct access to the detached double garage, a rare and valuable feature that offers significant flexibility, whether for parking, storage, workshop space or potential for multi-generational living requirements.

This exceptional home offers generous living space, a versatile layout, and a desirable setting, making it ideal for growing families or those seeking flexible accommodation. With no onward chain, a detached double garage, wrap-around gardens and over 2,000 sq. ft. of accommodation, this is a fantastic opportunity to acquire a substantial family home. Early viewing is highly recommended to fully appreciate everything this impressive property has to offer.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - G

EPC
Band - C

North Facing

Mains Gas, Electric, Water, Drainage

Gas Central Heating

Stratford High School

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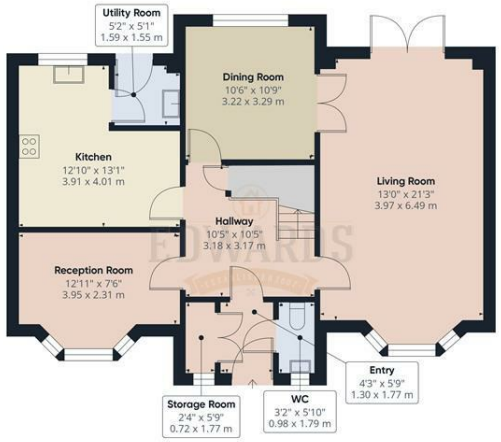

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

EDWARDS

Approximate total area(1)

2024 ft²

187.8 m²

(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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