



  
**EDWARDS**  
ESTABLISHED 2007

**ALBANY ROAD  
STRATFORD-UPON-AVON CV37 6PG**

# FOR STARTERS



OFFERS IN EXCESS OF  
£625,000

## MAIN COURSE

A most impressive and beautifully updated four-bedroom period home occupying a prime position in the heart of Stratford-upon-Avon, just a short stroll from the town's excellent restaurants, cafés, theatres and everyday amenities.

Behind its attractive period façade lies a stunning contemporary home that has been thoughtfully extended and significantly enhanced by the current owners, perfectly blending character features with stylish modern living. Arranged over three floors and extending to over 1400 sq ft, this exceptional property offers versatile and beautifully presented accommodation throughout.

The welcoming entrance hall immediately sets the tone for the quality and style found throughout the home, with high ceilings and attractive period detailing. To the front of the property is an elegant lounge featuring a working fireplace with beautiful decorative surround and sash style windows, creating a warm and inviting room in which to sit, relax and unwind.

Undoubtedly the heart of the home is the magnificent open-plan living kitchen dining space to the rear, created as part of the impressive extension. Designed with both modern family living and entertaining in mind, this spectacular room enjoys timeless shaker style units complemented by granite worktops, quality integrated appliances and generous dining and seating areas. A combination of bi-fold doors, Velux windows and a striking roof lantern flood the room with natural light, whilst creating a wonderful connection between the inside and outside spaces. The bi-fold doors open seamlessly onto the south-facing rear garden, making this an exceptional space for both everyday living and entertaining.

The ground floor has also been cleverly reconfigured to include a highly practical utility room with access to a secure inner courtyard which connects directly back into the kitchen, providing an ideal outdoor area for drying washing, together with a stylish downstairs shower room.

To the first floor are three well-proportioned double bedrooms, all benefitting from

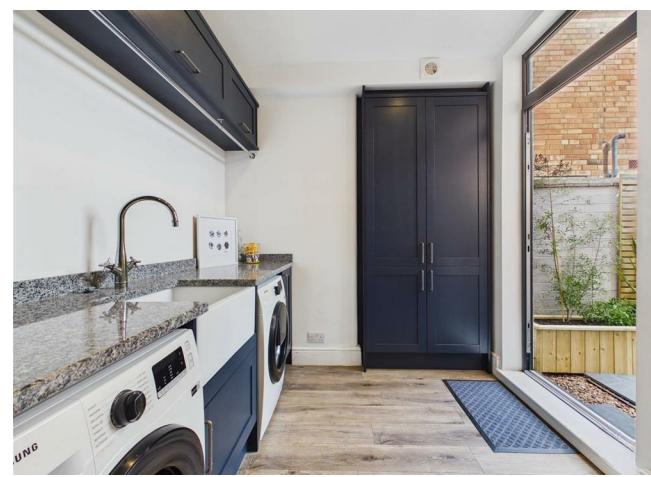
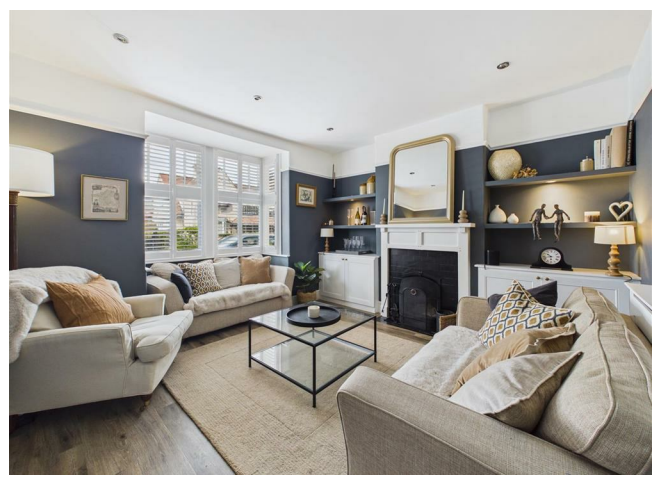


built-in storage. Bedrooms one and two are further enhanced by attractive original feature fireplaces, adding charm and character. A beautifully appointed family bathroom completes the first floor accommodation.

The second floor provides a superb principal guest suite or fourth bedroom, complemented by an impressive wet room. This floor also benefits from access to a substantial loft space, providing an excellent amount of additional storage.

Outside, the rear garden is a particularly attractive feature of the property, enjoying a sunny south-facing aspect and offering a high degree of privacy. Porcelain tiled terraces mirror the flooring within the kitchen, enhancing the seamless inside-outside feel of the home, whilst the garden also benefits from gated rear access, a garden shed and raised, well-established planted borders.

This is a rare opportunity to acquire a substantial and stylish period home in one of Stratford-upon-Avon's most sought-after central locations, offering an exceptional balance of character, space and contemporary living.



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
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EPC  
Band - E



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