



# FOR STARTERS



OFFERS OVER  
£450,000

## MAIN COURSE

This impressive and spacious five-bedroom family home occupies a peaceful position overlooking a tree-lined bridleway, offering a quiet and secure setting while remaining conveniently located for town living. With vehicular access to the rear and a generous layout designed for modern family life, this property provides both flexibility and practicality throughout.

The accommodation is thoughtfully arranged to suit a variety of lifestyles, with the ground floor offering particularly flexible living space. A large, light and airy open plan sitting and dining room provides an excellent main living and entertaining area, with French doors opening directly onto the south-facing garden, creating a seamless connection between indoor and outdoor living. This generous room offers ample space for both relaxing and dining, making it ideal for modern family life and entertaining guests.

In addition, there is a separate study, providing further flexibility and offering an ideal space for home working, a playroom, snug or additional television room, depending on individual requirements. A ground floor WC is also located on this level, adding further convenience for family living and guests.

At the heart of the home is the spacious kitchen breakfast room, which is both bright and functional. The kitchen offers a generous range of fitted units providing ample storage and preparation space, complemented by a range of integrated appliances and space for additional white goods. The ceramic tiled flooring enhances durability and ease of maintenance, while the remainder of the ground floor benefits from solid oak flooring, creating a cohesive and stylish finish that is well suited to family life, pets and busy households.

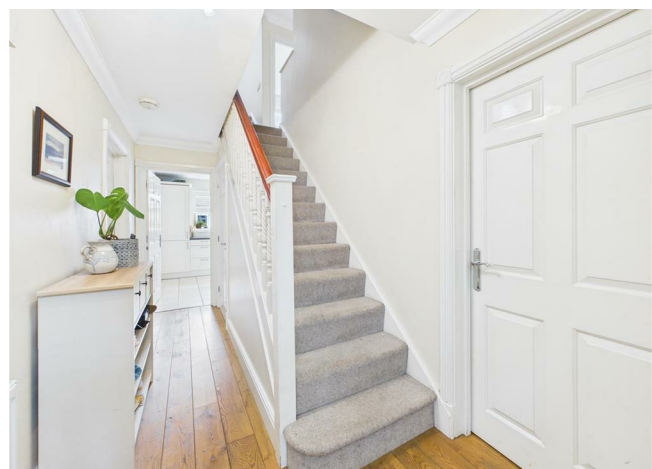
On the first floor there are three fantastic sized bedrooms, including the principal bedroom which benefits from fitted wardrobes and an en-suite shower room. The remaining two bedrooms on this floor are well-proportioned and are serviced by a family bathroom. Stairs rise to the top floor where there are a further two excellent double bedrooms of similar sizes. These bedrooms are serviced by a shower



room, making this floor particularly well suited for multi-generational living, guests, or older children seeking their own space.

Externally, the south-facing rear garden offers a pleasant outdoor space designed to be both enjoyable and low maintenance. With enough room for outdoor dining, relaxation and family activities, the garden provides an ideal setting for summer enjoyment without the need for extensive upkeep. The property also benefits from a large garage, which is accessible from the garden and approached from Browning Close. The garage offers excellent storage and is spacious enough to accommodate two cars if required, further enhancing the practicality of the home.

This attractive property combines generous accommodation, flexible living space and a peaceful yet convenient location, making it an ideal choice for families seeking both comfort and convenience.



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - G



EPC  
Band -



South East Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage



Heating System  
Gas Central Heating



Bridgetown Primary  
School

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## Bennett Way, Stratford-upon-Avon



Approximate Gross Internal Area  
157 sq m / 1690 sq ft  
Garage = 33 sq m / 355 sq ft  
Total = 190 sq m / 2045 sq ft

Illustration for identification purposes only,  
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