



FOR STARTERS



OFFERS IN EXCESS OF
£625,000

MAIN COURSE

Nestled on a quiet road in Bridgetown, south of the river and within one of Stratford-upon-Avon's most sought-after locations, this substantial five/six-bedroom detached home offers incredibly versatile accommodation ideal for families, multigenerational living, or those simply searching for a fantastic forever home.

Set back from the road, the property benefits from a generous driveway providing parking for multiple vehicles. Upon entering, you are welcomed by a large separate porch, a fantastic addition to the home, complete with a useful storage cupboard, perfect for coats and shoes. The spacious entrance hall immediately sets the tone, offering a warm and inviting feel throughout. To your right is the first reception room, currently ideal as a cosy snug, home office or study. Double doors then lead through to the impressive main living room, a wonderfully bright and airy space featuring a fireplace alongside large glazed windows and doors opening directly onto the rear garden.

Spanning the entire left-hand side of the property is the superb open-plan kitchen dining room – truly the heart of the home. The modern kitchen offers an abundance of cupboard and worktop space and will undoubtedly appeal to keen cooks and entertainers alike. The dining area flows beautifully out to the garden, creating the perfect setup for indoor-outdoor living during the warmer months. To the rear of the kitchen is a highly practical utility area with an additional sink along with separate access out to the side of the property. A downstairs WC completes the ground floor accommodation.

To the first floor, a spacious wraparound landing gives access to four excellent-sized bedrooms. The principal bedroom overlooks the rear garden and benefits from an archway leading into a private ensuite shower room.



The further two double bedrooms are equally generous in size, whilst the fourth bedroom on this floor still accommodates a double bed comfortably and would also work perfectly as a dressing room, nursery or additional study. Occupying the top floor are two further fantastic bedrooms separated by a central shower room, creating an ideal setup for older children, guests or independent living space.

Externally, the rear garden enjoys a lovely private aspect backing onto school playing fields, creating a peaceful setting for relaxing or entertaining. A combination of patio and lawn provides the perfect space for al fresco dining and family enjoyment.

This is a rare opportunity to acquire a substantial and flexible home within one of Stratford-upon-Avon's premier residential locations. Early viewing is highly recommended.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - F



EPC
Band - D



North West Facing



Mains Gas Electric
Water Drainage



Gas Central Heating



Bridgetown Primary
Stratford High

WHY NOT TAKE
A LOOK INSIDE?
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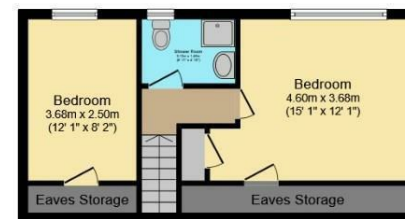
Ground Floor

Floor area 84.3 sq.m. (907 sq.ft.)



First Floor

Floor area 68.0 sq.m. (732 sq.ft.)



Second Floor

Floor area 33.3 sq.m. (358 sq.ft.)

Total floor area: 185.6 sq.m. (1,998 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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