EDWARDS

ESTABLISHED 2007

LARCH CLOSE

STRATFORD-UPON-AVON CV37 6XJ

FOR STARTERS

4 1 1

OFFERS OVER
£560,000

MAIN COURSE

Occupying a generous corner plot within one of Stratford-upon-Avon's most sought-after cul-de-sacs, this four-bedroom detached home presents a rare opportunity to acquire a property that has been in the same ownership for many decades and is offered for sale for the first time in a generation.

Larch Close is a location where homes seldom become available within easy reach of Maidenhead Road, it offers the convenience of being within walking distance of the town centre whilst enjoying a remarkably peaceful setting. Warwick Parkway station, the A46 and the wider road network are all readily accessible, making it an ideal location for both commuters and those wishing to enjoy everything Stratford-upon-Avon has to offer without the noise and bustle often associated with more central locations.

Having been lovingly maintained throughout its ownership, the property now presents an exciting opportunity for a new owner to modernise, remodel or potentially extend the accommodation, subject to the necessary consents.

The accommodation begins with a welcoming entrance hall leading to a recently refitted cloakroom. To the rear of the property is a kitchen/breakfast room overlooking the garden. Alongside sits an L-shaped dining and sitting room, a bright and versatile living space with doors opening onto the garden and pleasant views beyond. The arrangement provides clearly defined areas for dining and relaxing

whilst retaining an open and sociable feel. The positioning of the kitchen and dining area may also appeal to buyers looking to reconfigure the layout in the future, subject to any necessary consents.

One of the property's most attractive features is undoubtedly the plot. Occupying a corner position, the gardens are larger than many would first expect and enjoy a good degree of privacy, providing ample space for families, gardening enthusiasts or those who simply appreciate having room around them.

To the front of the property is a driveway, carport and garage. These areas may also offer further opportunities for enhancement or remodelling, subject to the relevant consents.

Offered for sale with no onward chain, this is a rare opportunity to purchase a much-loved home in an exceptional location, combining a peaceful setting, generous plot and exciting future potential.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - E

EPC
Band - D

North

All Mains Services
are connected

Heating System
Gas Boiler

Thomas Jolyfee
Primary School

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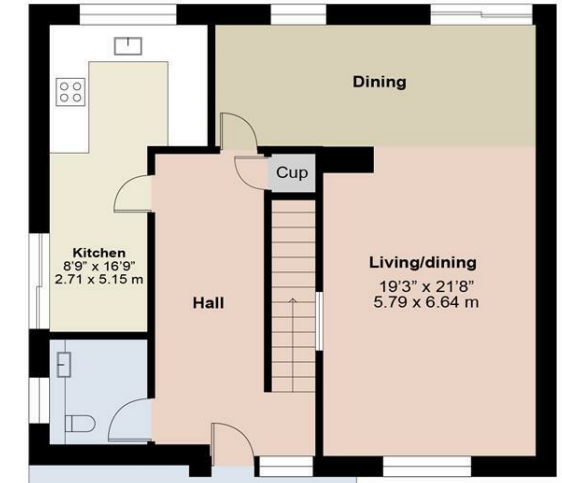
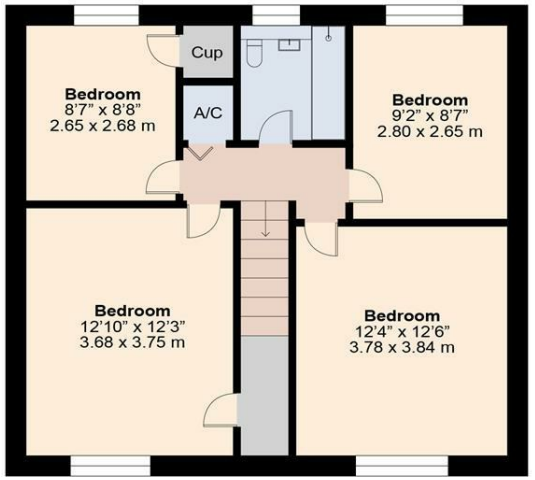


Ground Floor



First Floor

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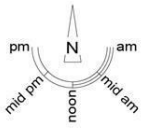

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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