

EDWARDS

ESTABLISHED 2007

ASCOT CLOSE
STRATFORD-UPON-AVON CV37 9FN

FOR STARTERS

3 2 2

OFFERS IN EXCESS OF £385,000

MAIN COURSE

Positioned within a peaceful cul-de-sac on the ever-popular Ascot Close, this extended three-bedroom family home is offered to the market with no onward chain. Ideally located close to Stratford Racecourse, the beautiful Greenway walking route and within comfortable walking distance of Stratford-upon-Avon town centre, this property offers spacious and versatile accommodation, making it an ideal family home.

To the front of the property is a newly laid driveway providing off-road parking for two vehicles, complemented by a lawned foregarden. Step inside and you're immediately welcomed by a superb, modern kitchen which forms the heart of the home. Fitted with a comprehensive range of wall and base units, the space feels wonderfully light and open thanks to its generous L-shaped layout. A breakfast bar provides the perfect spot for casual dining or morning coffee, while the design naturally flows through to the rear of the property. Adjacent to the kitchen is a practical utility room, complete with its own external door providing direct access to the garden.

To the rear of the property lies a substantial sun room, one of the standout features of the home. This wonderfully versatile space provides an additional reception room that could easily be utilised as a second sitting room, formal dining area, children's playroom or entertaining space. Large windows and doors flood the room with natural light whilst providing seamless access onto the rear patio, creating an effortless connection between the indoor and outdoor living spaces.

To the front of the home is a spacious separate living room, another feature that sets this property apart from many others within the development. The impressive square walk-in bay window allows natural light to pour into the room, creating a warm and welcoming atmosphere. The staircase rises neatly from this room, enhancing the feeling of space whilst maintaining a practical family layout. Completing the ground floor is a conveniently positioned downstairs WC.

The generous proportions continue upstairs, where the landing leads to three







well-appointed bedrooms. The principal bedroom enjoys the luxury of its own en-suite shower room. The remaining two bedrooms are both excellent sizes and offer flexibility for family living, guest accommodation or those working from home. These bedrooms are served by a well-presented family bathroom.

Outside, the rear garden offers a wonderful space to enjoy, featuring a patio seating area, a newly laid lawn and plenty of room for children or pets to play. A particularly exciting feature is the substantial outbuilding, offering fantastic potential to create a home office, gym, studio, summer house or hobby room, subject to any necessary consents.

This fantastic home offers buyers a wonderful opportunity to move straight in while also providing a blank canvas to personalise and make their own. With spacious accommodation, an excellent location and no onward chain, early viewing is highly recommended.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - D

EPC
Band - TBC

South East Facing

Mains Gas, Electric,
Water, Drainage

Gas Central Heating

Shottery Primary
Stratford Grammar
Stratford High

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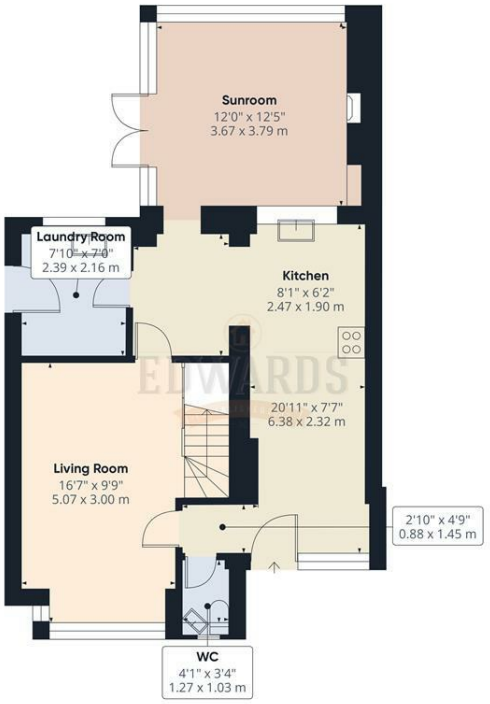




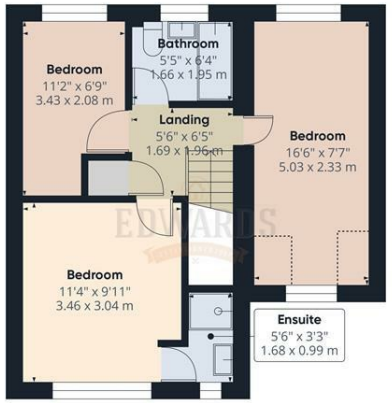








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

EDWARDS

Approximate total area(1)

1119 ft²

103.9 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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