



FOR STARTERS



OFFERS IN EXCESS OF
£595,000

MAIN COURSE

Situated on one of Stratford-upon-Avon's most desirable residential roads, this attractive 1930s three-bedroom semi-detached home offers spacious and versatile accommodation in an enviable location. Positioned at the town end of Loxley Road, the property is within easy walking distance of the historic town centre, the Royal Shakespeare Theatre, excellent schools and the many cafés, restaurants and shops that Stratford has to offer.

The property has been extended over the years to create well-balanced family accommodation, combining the character of a traditional 1930s home with practical living spaces suited to modern lifestyles.

A generous stone driveway provides off-road parking for up to three vehicles. Upon entering the property a welcoming hallway gives access to both reception rooms.

To the front of the property is a comfortable sitting room, featuring a bay window and a working open fireplace, creating a cosy focal point. To the rear, the second reception room has been extended into the former garage, creating a larger, more versatile living space with an attractive vaulted ceiling and plenty of natural light. This room opens into the kitchen and dining area, creating a sociable layout that works equally well for everyday family life and entertaining.

The kitchen is fitted with timeless shaker-style units and offers ample worktop space together with room for freestanding appliances. There is plenty of space for a dining table as well as an additional seating area, while two sets of French doors open directly onto the rear garden, allowing the outside space to become a natural extension of the home during the warmer months.



Leading off the kitchen is a useful utility room with space for both a washing machine and tumble dryer, together with a modern ground floor shower room fitted with a white suite comprising a shower enclosure, WC and wash hand basin.

Upstairs, there are two generous double bedrooms, both benefitting from built-in storage, whilst the third bedroom comfortably accommodates a Queen size bed, that would also make an ideal nursery or home office. The family bathroom is fitted with a white suite with a shower over the bath.

Outside, the rear garden is a real feature of the property. Backing directly onto the rugby fields, it provides an excellent space to relax and enjoy the open outlook. Predominantly laid to lawn, the garden also benefits from useful sheds providing additional storage.

Offering spacious accommodation, a sought-after location and a wonderful outlook to the rear, this is an excellent opportunity to purchase a characterful family home within easy walking distance of everything Stratford-upon-Avon has to offer.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - D



North East Facing
Garden



Mains Services
Gas, Electric, Water



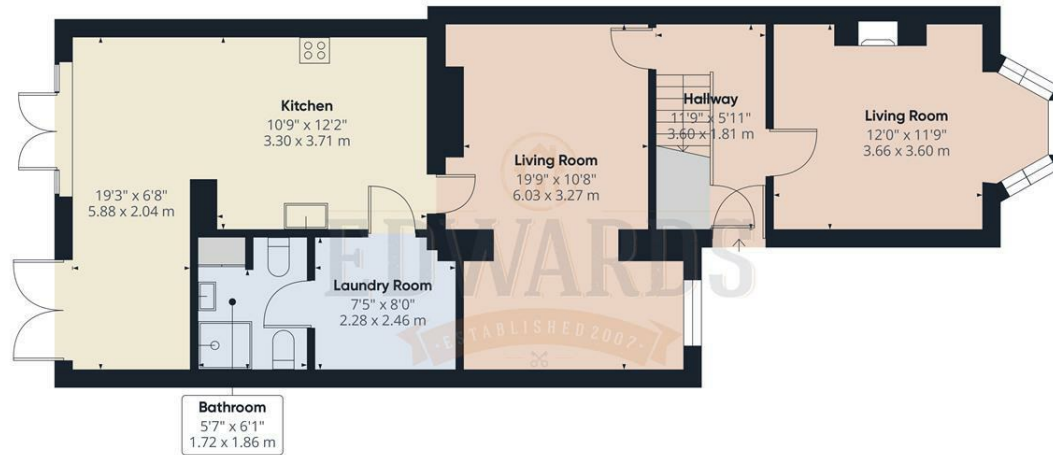
Heating System
Gas Central Heating



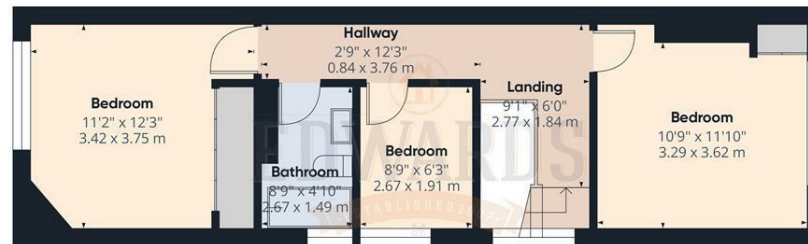
Bridgetown Primary
School

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Floor 0



Floor 1



Approximate total area⁽¹⁾
1283 ft²
119.2 m²

(1) Excluding balconies and terraces

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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