





# FOR STARTERS



OFFERS IN EXCESS OF  
£575,000

## MAIN COURSE

Situated in a highly sought-after location south of the river in Stratford-upon-Avon, this fantastic four-bedroom detached home occupies an impressive front-to-back plot, offering an abundance of space, privacy and, perhaps most importantly, huge potential. Already a substantial family home, this is a wonderful opportunity for someone to create their forever home and put their own stamp on a property in an exceptional location.

From the moment you arrive, it is clear that this is a home with excellent proportions. To the front is a generous driveway providing parking for multiple vehicles. Stepping inside, a small entrance porch leads into a particularly spacious central hallway, with all of the principal rooms conveniently leading from here. The ground floor offers an impressive four reception rooms, providing fantastic flexibility for modern family living.

To the front of the property is a large dining room, enjoying a lovely outlook over the front of the house through a generous window. This is a fantastic space for family meals and entertaining, with plenty of room for a substantial dining table. To the opposite side of the hallway is a further reception room, which was originally the garage and has since been converted to create an excellent-sized home office. For those working from home, this is a fantastic addition, but equally could be used as a playroom, snug, gym or additional bedroom depending on your requirements.

Towards the rear of the home is the impressive main living room. This is a fantastic-sized reception space with plenty of room for family sofas and furniture, while large sliding doors provide a wonderful connection to the garden and allow plenty of natural light into the room.

The kitchen is also positioned towards the rear and is well equipped with a good amount of worktop space and storage, with a mixture of wall and base units. There is plenty of scope for a new owner to modernise or reconfigure the space to create their ideal kitchen.

From the kitchen, you enter the beautiful sun room, which is a real highlight of the ground floor. Offering a fantastic additional reception space and enjoying views and direct access onto the garden, this room could be used in a variety of ways and provides a lovely connection between the house and outside. Completing the ground floor is a useful downstairs WC, along with a handy boot room which provides side access to the property,





ideal for families, muddy boots, bikes, pets and everyday life.

Upstairs, a generous landing immediately makes an impression, with a large window flooding the space with natural light. There are four well-proportioned bedrooms, making this an ideal family home.

The principal bedroom is a fantastic size and benefits from a modern en-suite shower room. Bedrooms two and three are both excellent-sized double bedrooms, offering plenty of space for substantial bedroom furniture, while the fourth bedroom would make an ideal home office, nursery or child's bedroom. The family bathroom is already well equipped and benefits from both a separate walk-in shower and a bath, providing flexibility for the whole family.

Outside, the rear garden is where this property really comes into its own. Private, substantial and full of potential, the garden offers an excellent amount of space for children to play, entertaining, gardening or simply enjoying the outdoors. With such a fantastic front-to-back plot, there is plenty of opportunity for the new owners to landscape and create something truly special.

Properties with plots of this size and potential in such a sought-after location rarely come to the market, so we highly recommend an internal inspection to appreciate exactly what is on offer.

# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - TBC



North East Facing  
Garden



Mains Gas, Electric,  
Water, Drainage



Gas Central Heating



Bridgetown Primary  
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