



FOR STARTERS



OFFERS OVER
£625,000

MAIN COURSE

A fantastic opportunity to acquire a substantial five-bedroom detached family home, ideally situated on the popular Tennyson Road, south of the river and within walking distance of Stratford-upon-Avon town centre. Offering generous accommodation arranged over three floors, driveway with a garage, a private rear garden and plenty of scope to adapt the layout to suit your needs, this is a home with so much to offer.

To the front, a good-sized driveway provides parking for several vehicles as well as access to a single garage. Stepping inside, a useful porch leads into a spacious entrance hall, with access to all of the principal ground floor rooms.

To the right is a large living and dining space, offering excellent room for entertaining. The two areas have separate access points from the hallway but remain connected by a large archway, creating a sense of separation while still allowing the rooms to work together. The lounge also benefits from bi-fold doors opening onto the rear garden, filling the room with natural light and creating a lovely connection with the outside.

The kitchen overlooks the garden and provides access to the side of the property, while a downstairs WC completes the ground floor. There is also significant potential to reconfigure the layout, with the possibility of creating a larger open-plan kitchen, dining and living space by opening up the wall between the kitchen and lounge, subject to the necessary permissions. An architect has already visited the property and drawn up various plans, giving the next owners plenty of ideas to consider.

The first floor provides three bedrooms. The principal bedroom is a particularly impressive space, spanning the full width of the property and creating a genuine suite. This room comprises an impressive window, a central dressing area and a modern en-suite shower room. There is also a further good-sized double bedroom and a third room which currently works very well as a home office. A contemporary family bathroom completes this floor.



The top floor provides a further two bedrooms with a shower room positioned between them. The larger of the two rooms is an excellent space with good head height and would work particularly well for older children looking for their own area of the house. The fifth bedroom is also a good size and is currently used as a bedroom.

Outside, the rear garden is completely private and enclosed, with a decking area providing the perfect spot for entertaining, a good-sized lawn and a small patio area towards the rear. With plenty of space for outdoor seating, children to play and summer gatherings, it is a really useful extension of the living accommodation.

With five bedrooms, generous reception space, three floors of accommodation and excellent potential to further tailor the ground floor, this is a home that offers flexibility for a growing family. Combined with its popular south-of-the-river location and easy access to Stratford-upon-Avon town centre, this is one that really needs to be viewed to appreciate the space and potential on offer.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - F



EPC
Band -



North East Facing



Mains Gas, Electric,
Water, Drainage



Gas Central Heating



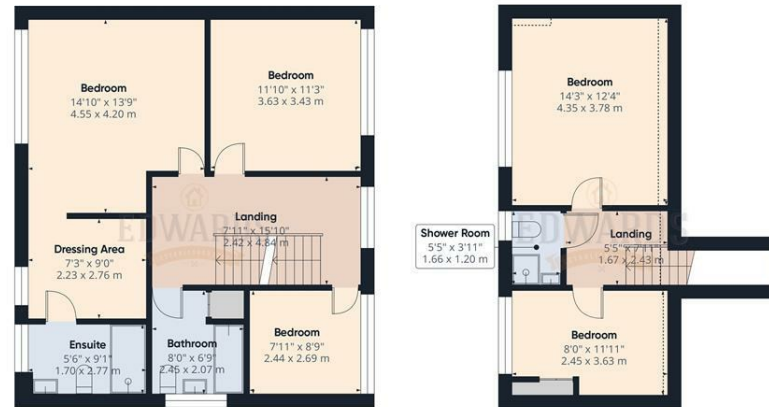
Bridgetown Primary
Stratford High

WHY NOT TAKE
A LOOK INSIDE?
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Floor 0



Floor 1

Floor 2



Approximate total area⁽¹⁾

1752 ft²
162.8 m²

Reduced headroom

31 ft²
2.9 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.

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