

EDWARDS

ESTABLISHED 2007

GRANGE ROAD

STRATFORD-UPON-AVON CV37 0SE

FOR STARTERS

3 2 1

OFFERS IN EXCESS OF £325,000

MAIN COURSE

Occupying a generous plot in the lovely village of Bearley, this fantastic three-bedroom home offers spacious and versatile living accommodation, a wonderful amount of outside space and an absolutely beautiful rear garden that has been lovingly maintained by the current owners. With a generous driveway providing ample parking, a bright conservatory, a contemporary kitchen and a separate utility room, this is a home that offers plenty of practical features alongside some truly lovely living spaces.

Upon entering, you are welcomed into a good-sized entrance hall, with a useful space for coats and shoes and a dog-leg staircase rising to the first floor. To the right, the living room is a particularly lovely space, with a gas fireplace creating a focal point and a window overlooking the front of the property. A door leads through to the bright conservatory, providing a versatile additional reception area that could be used for relaxing, dining or simply enjoying the wonderful outlook over the rear garden throughout the seasons.

Positioned at the rear of the property, the contemporary kitchen enjoys views across the garden and offers a good range of wall and base units, an integrated dishwasher and a range cooker. A small breakfast bar provides an informal spot for a morning coffee or a quick bite to eat, making this a practical and sociable space for everyday life.

Just off the kitchen is a brilliant separate utility room, providing further storage, a separate sink and housing the boiler. With direct access to both the driveway and the rear garden, this is an especially useful addition for busy households, particularly after a muddy dog walk or a day spent enjoying the outdoors.

Upstairs, the accommodation continues with two well-proportioned double bedrooms and a third bedroom which makes an ideal child's room, nursery or home office. The principal bedroom benefits from fitted furniture, while both double bedrooms enjoy lovely views across the rear garden. The family bathroom is a good size and has the unusual advantage of two windows, allowing plenty of







natural light to flood the space.

Stepping outside, the rear garden is undoubtedly one of the property's standout features. Expansive, completely private and beautifully maintained by the current owners, it offers a wonderful setting for relaxing, entertaining and enjoying time outdoors. A large patio provides plenty of room for outdoor dining and seating, while an extensive lawn stretches away towards the bottom of the garden, creating a real sense of space. There is also a substantial workshop at the far end, complete with power, offering excellent storage for tools and garden equipment, with potential for a variety of alternative uses, subject to any necessary permissions and requirements.

To the front, the property occupies a generous plot and benefits from a fantastic-sized driveway, providing ample off-road parking. There is also convenient side access through to the rear garden.

Situated in the popular village of Bearley, this is a home that combines generous outside space with versatile accommodation and a wonderful garden outlook. It is a fantastic opportunity for anyone looking for a home with space to enjoy both inside and out.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - C

EPC
Band - D

South East Facing

Mains Gas, Electric,
Water, Drainage

Gas Central Heating

Wootton Wowen
Primary
Snitterfield Primary

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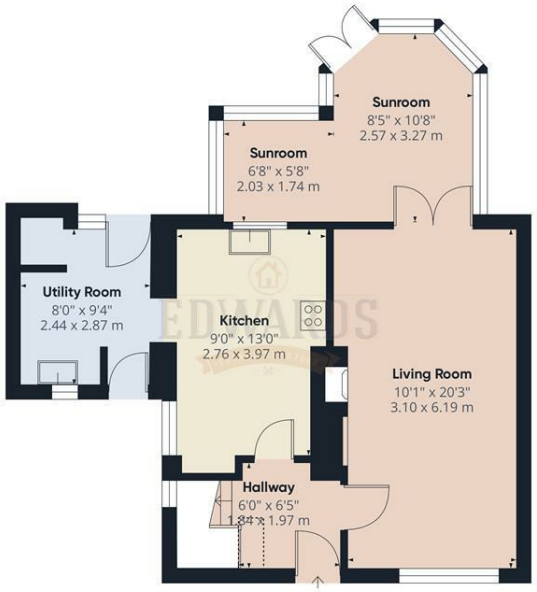




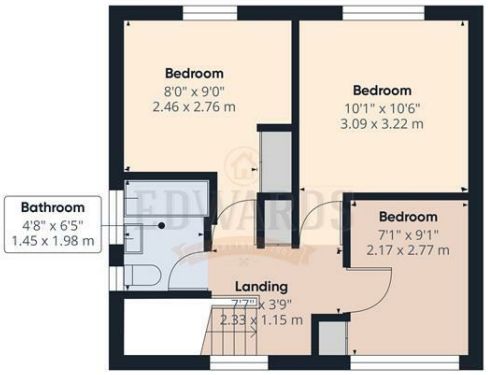








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

EDWARDS

Approximate total area(1)

1108 ft²

103 m²

Reduced headroom

4 ft²

0.4 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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