



## 1 LAMB CLOSE

STRATFORD-UPON-AVON, CV37 7FT

- 3 Bedroom Semi Detached Family Home
- High Spec Spitfire Home
- Kitchen/Diner with Bi-Fold Doors



## THE PROPERTY

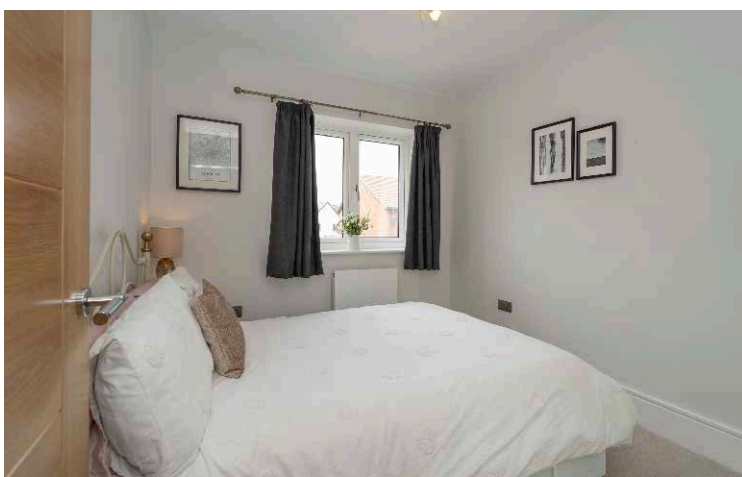
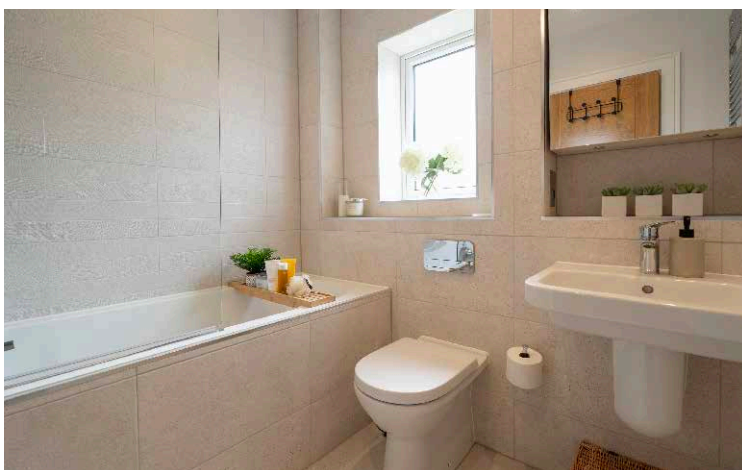
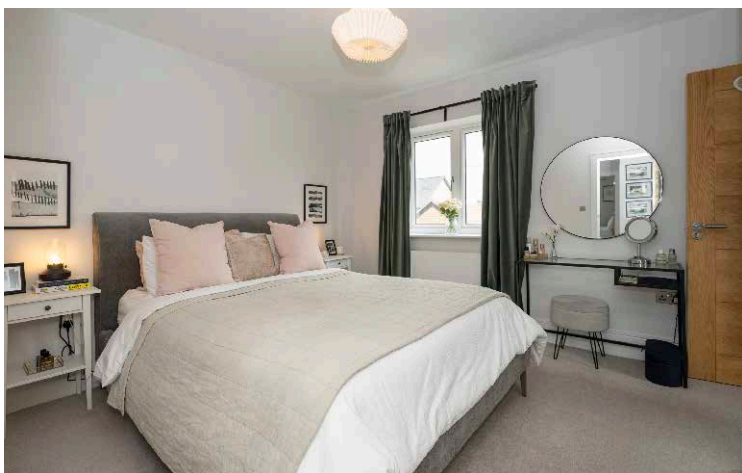
Situated in the highly sought after Warwickshire town of Stratford upon Avon, this high specification Spitfire Home has been exceptionally finished throughout and offers fine living and contemporary design.

Appealing to families and professionals who seek space, style and a highly desirable location, the house was completed in 2021 and is placed for easy access to Stratford town itself as well as surrounding commuter routes and a wealth of local amenities on the favoured south side of the river.

With driveway and 2 parking spaces, the property briefly comprises Entrance Hallway, a beautiful Lounge with full height windows and an abundance of natural light (as well as Log Burner), a showpiece Kitchen/Diner (with bi-fold doors to the garden, integrated appliances, stone flooring and jaw dropping kitchen units), Cloakroom/WC and Storage Cupboard. To the first floor are 3 terrific Bedrooms, the Master with En-Suite is particularly appealing with views over the garden. All 3 Bedrooms have built in wardrobes and the Family Bathroom includes both bath and overhead shower.

Externally, the rear garden is south facing and relatively low maintenance. beyond the excellent 20 foot garage has power, lighting and the modern must-have, an electric vehicle charging point.





## THE LOCATION

The famous South Warwickshire town of Stratford upon Avon, birth place of Shakespeare and home to the Royal Shakespeare Theatre, is a delightful and thriving location with a range of excellent amenities. The pretty town centre is a delightful setting with the River Avon, Clopton Bridge, excellent shopping and a huge selection of restaurants and eateries all concentrated close together.

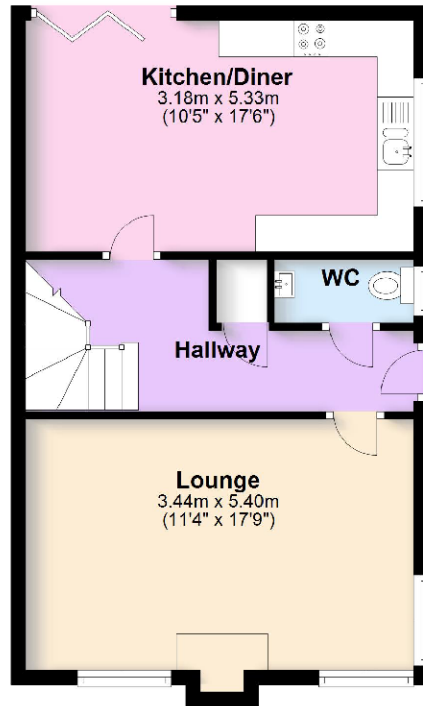
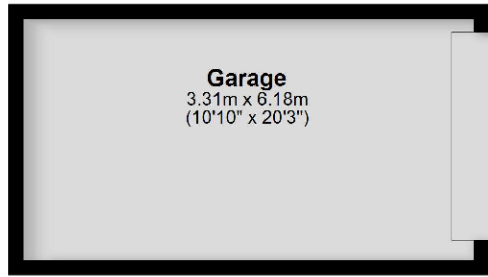
The town benefits from a thriving and diverse atmosphere, especially during the summer months when tourists flock to see Shakespeare's birth (and resting) place. A cruise down the river on a boat is a must during the warmer months.

For families, Stratford benefits from excellent schools. For commuters, the town is within easy reach of the A46, M40 and connecting routes, being particularly convenient for Jaguar Landover at Gaydon. Birmingham is 22 miles to the north west, Warwick 8 miles to the North East, whilst the city of Coventry is approximately 25 minutes drive to the North. For pleasure, Broadway and the Cotswolds are only 15 minutes drive to the South.

# THE FLOORPLAN

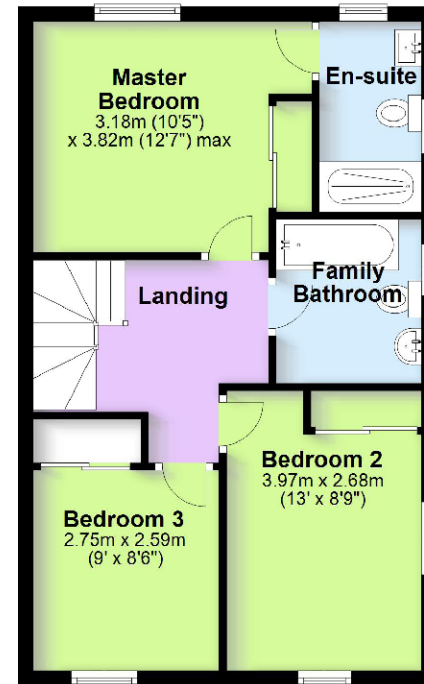
## Ground Floor

Approx. 68.2 sq. metres (734.0 sq. feet)



## First Floor

Approx. 48.3 sq. metres (519.4 sq. feet)



Total area: approx. 116.4 sq. metres (1253.4 sq. feet)



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