



Kennedys



2 Bed Character Property | Ely Street, Stratford upon Avon | £525,000

## Description

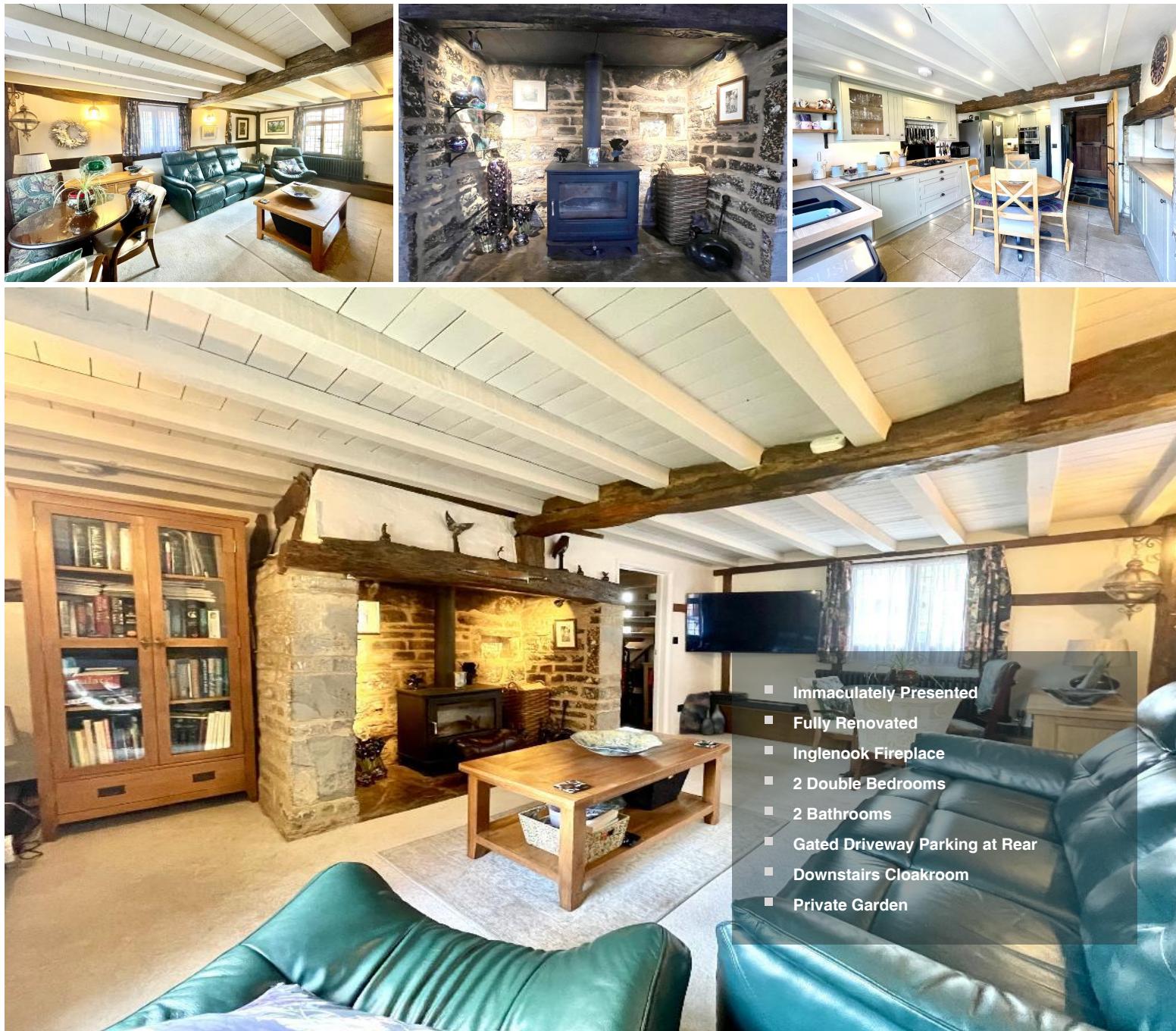
Immerse yourself in the rich history of Stratford-upon-Avon with this remarkable Grade II listed property, built in 1581. Meticulously renovated to an exceptional standard by the current owner, this home is immaculate throughout and offers the perfect blend of historic charm and modern luxury.

Located in the heart of Stratford-upon-Avon, this property is steeped in history. It stands proudly on a street of great historical significance, having survived the great fires of Shakespearean times. The house is a testament to the town's storied past and offers a unique opportunity to own a piece of English heritage.

As you step inside, a welcoming entrance hallway, with original flagstone floor, takes you into a superb lounge featuring stunning 16th Century beams and a magnificent inglenook fireplace with a wood-burning stove. This room exudes warmth and character, providing a perfect space to relax and unwind. The hallway also leads to a beautifully appointed kitchen, fully fitted with integrated appliances and giving access convenient downstairs WC.

Upstairs, an impressive galleried landing provides the entry point to two double bedrooms. The first bedroom is a spacious triple-aspect room with an en-suite shower room, offering an abundance of natural light and a serene atmosphere. The second bedroom is also a generously sized double room with its own en-suite shower room, ensuring comfort and privacy for all residents.

The rear garden is a tranquil retreat, fully



enclosed and featuring a manicured lawn, a patio area for alfresco dining, and a garden shed. Additionally, the property benefits from gated off-road parking for two cars, accessed via electric gates, providing both security and convenience.

With no onward chain, this stunning home is ready for immediate occupancy. Experience the unparalleled charm and history of Stratford-upon-Avon from this exceptional residence. Contact us today to arrange a viewing and discover the unique character and elegance of this historic property.

#### Additional Information

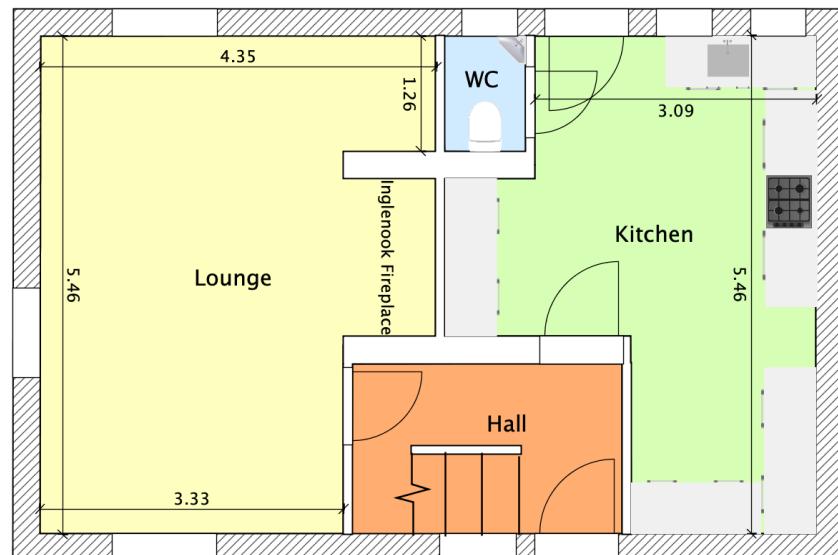
We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band D with Stratford on Avon District Council.

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.





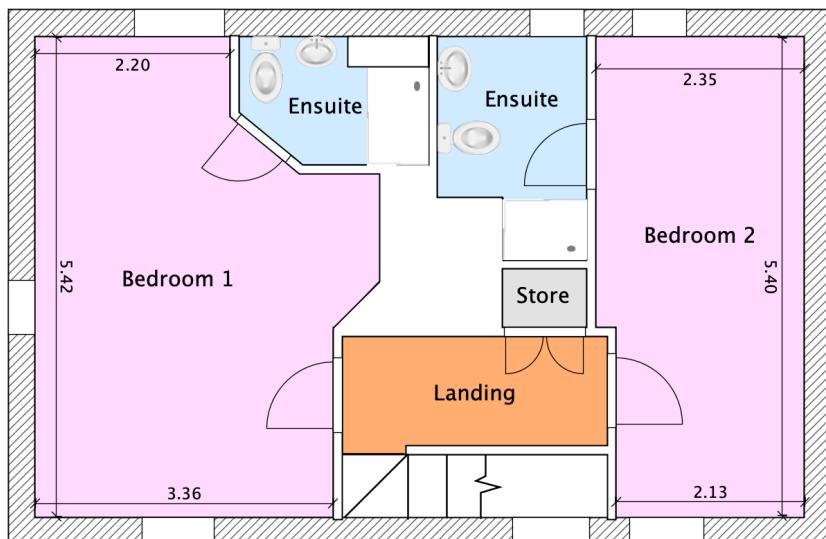




Indicative floor plans for illustration purposes only

Approximate Gross Internal Floor Area 972 ft<sup>2</sup>

### GROUND FLOOR



Indicative floor plans for illustration purposes only

### FIRST FLOOR

### CONTACT US

📞 01789417936

📞 01789417936

✉️ hello@kennedys-stratford.co.uk

🌐 www.kennedys-stratford.co.uk

FACEBOOK /kennedysestateagentstratford

