



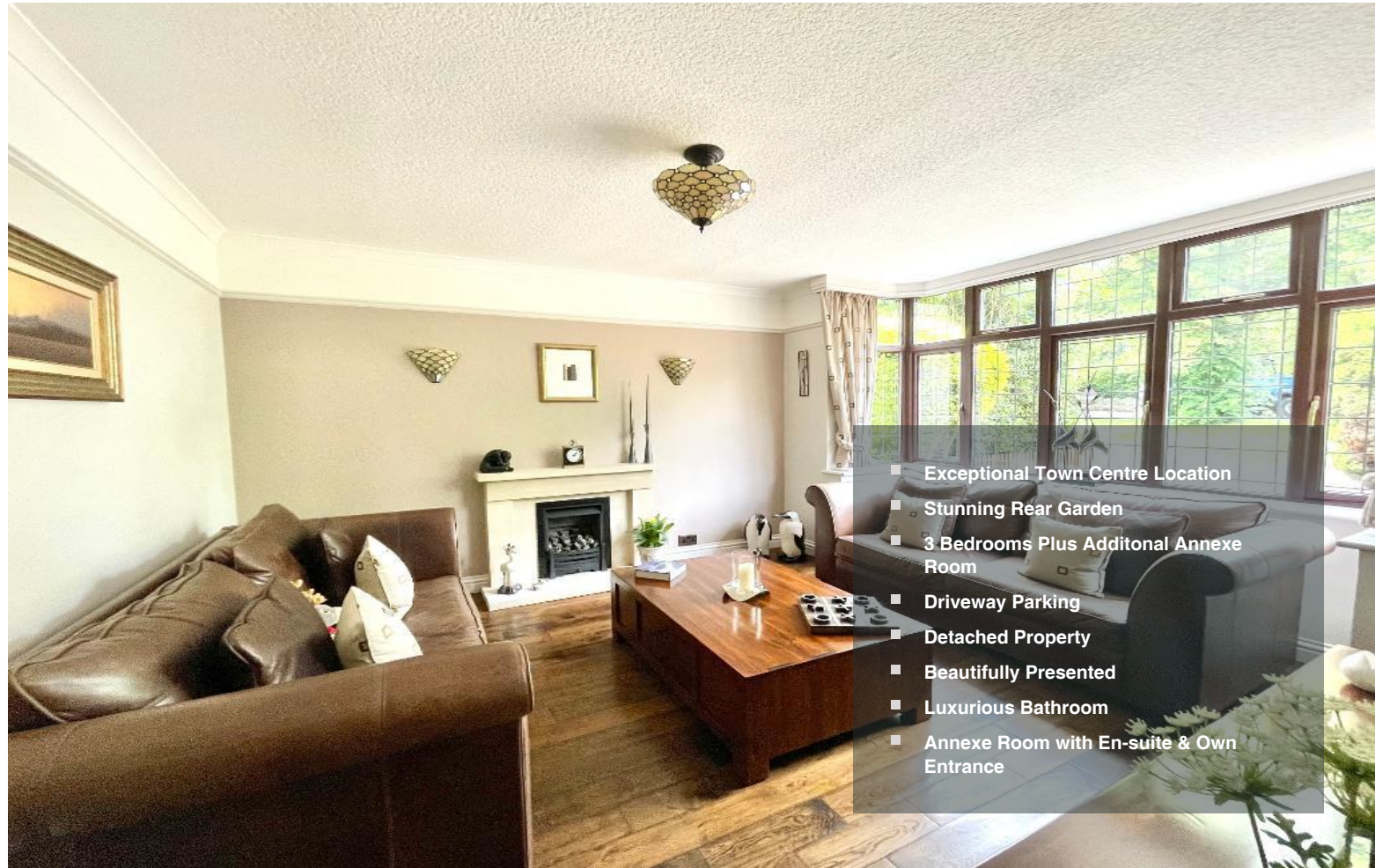
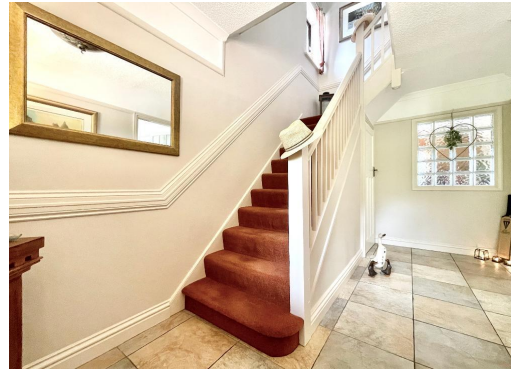
4 Bed Detached | Warwick Crescent, Stratford upon Avon | £795,000

Description

Nestled in the heart of Stratford upon Avon, along a private drive of only 10 houses, this stunningly presented detached house offers an extraordinary blend of elegance and flexibility. With four versatile bedrooms, this home is designed to cater to modern family living. The pièce de résistance is the breathtakingly beautiful large landscaped south-east facing rear garden. This enchanting outdoor space provides a serene haven for relaxation and memorable gatherings, all while being perfectly situated in the vibrant town centre, just steps away from the historic charm and cultural vibrancy of Stratford upon Avon.

As you step into the ground floor, you are greeted by a spacious and inviting hall that leads to a welcoming lounge. This room is a true sanctuary, perfect for unwinding with family or entertaining guests, with its cosy yet sophisticated ambiance. The heart of the home is undoubtedly the open-plan kitchen/diner, an exquisite space that combines style and functionality. With top-of-the-line fittings and ample counter space, it's perfect for culinary adventures and family meals. The seamless connection to the stunning rear garden invites you to enjoy effortless indoor-outdoor living, creating a perfect backdrop for al fresco dining and summer parties. An automatic electric awning with remote operated heating and lighting offers the ability to step outdoors even during inclement weather.

The ground floor also features a unique air-conditioned annexe bedroom with its own private entrance and en-suite bathroom. This versatile space is perfect for a dependent relative,



- Exceptional Town Centre Location
- Stunning Rear Garden
- 3 Bedrooms Plus Additional Annexe Room
- Driveway Parking
- Detached Property
- Beautifully Presented
- Luxurious Bathroom
- Annexe Room with En-suite & Own Entrance

providing a private sanctuary for guests, or serving as a therapy room or home office.

Upstairs, the first floor continues to impress with three beautifully appointed bedrooms and an opulent family bathroom. The main bedroom is a spacious retreat, providing a haven of peace and comfort, with ample room for a superking-sized bed and luxurious furnishings. Bedrooms two and three are equally charming, offering generous space for children, guests, or a stylish home office. The family bathroom is nothing short of spectacular, featuring an indulgent double bath, perfect for a touch of romance or for bathing all the children at once, adding a sense of luxury to everyday living. An overhead rainfall shower will set you up for the day ahead while the underfloor heating keeps your feet warm on the chilly mornings.

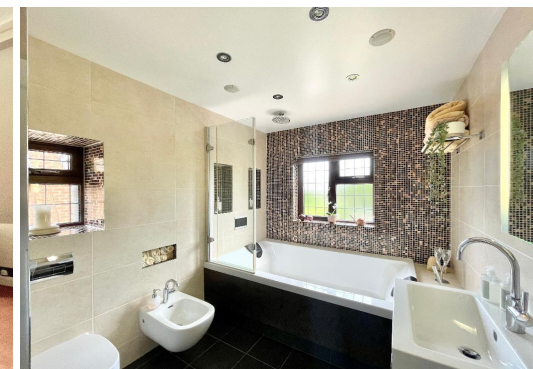
Practicality is not overlooked, with a convenient utility room on the ground floor providing extra storage and laundry facilities. The front of the property offers ample driveway parking for several vehicles, ensuring convenience for family and visitors alike. The rear garden is truly a dream come true, beautifully landscaped to create an expansive and tranquil oasis. At the bottom of this garden paradise, a charming summer-house awaits, equipped with power and light, ideal for use as a studio, playroom, or an additional space for entertaining.

Situated in an unparalleled location, this home offers the perfect blend of town-centre living with the tranquility of a beautifully landscaped garden. It's an exceptional opportunity to own a versatile and exquisitely presented home in the highly sought-after area of Stratford upon Avon, where



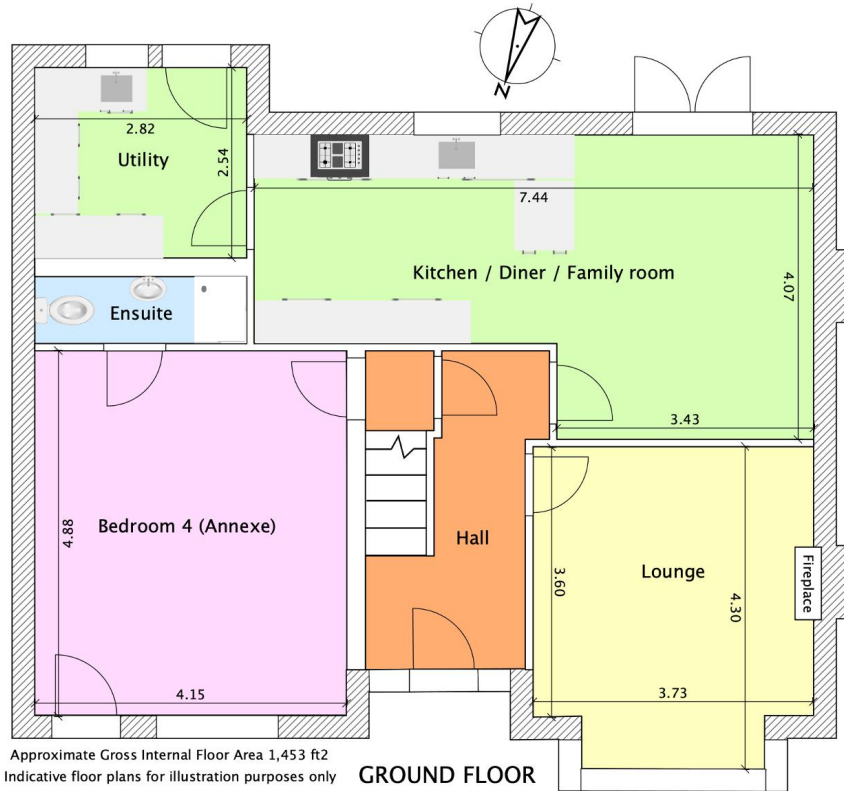
modern convenience meets timeless elegance. Enjoy the rich history, world-class theatres, riverside walks, delightful shops, and charming cafes that make this town a truly wonderful place to call home.

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.









Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

CONTACT US

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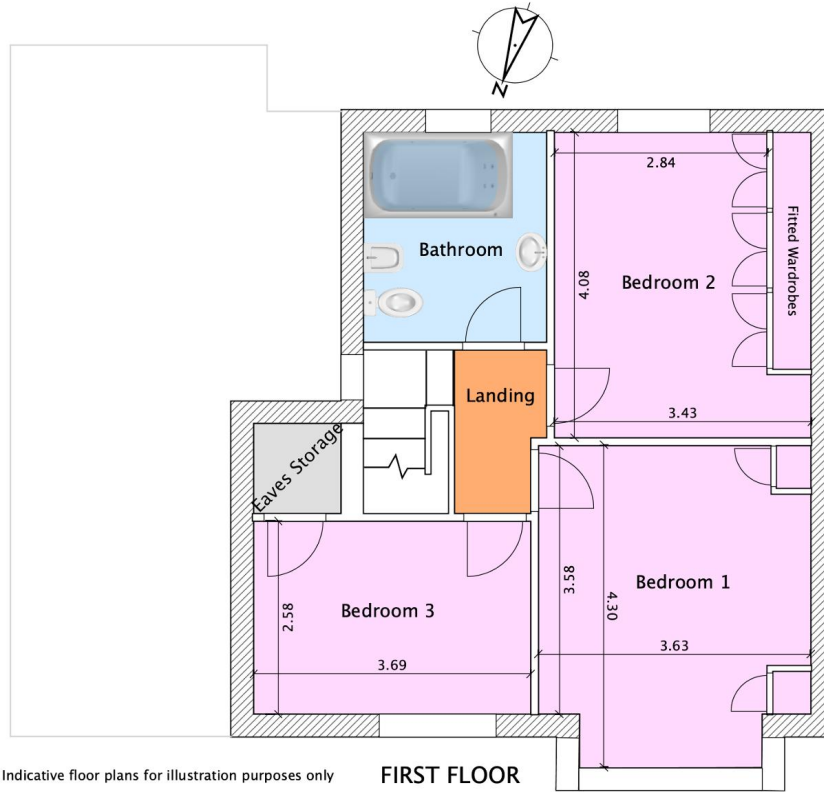
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Indicative floor plans for illustration purposes only

FIRST FLOOR

