



4 Bed 3 Storey Townhouse | Shipston road, Stratford upon Avon | £695,000

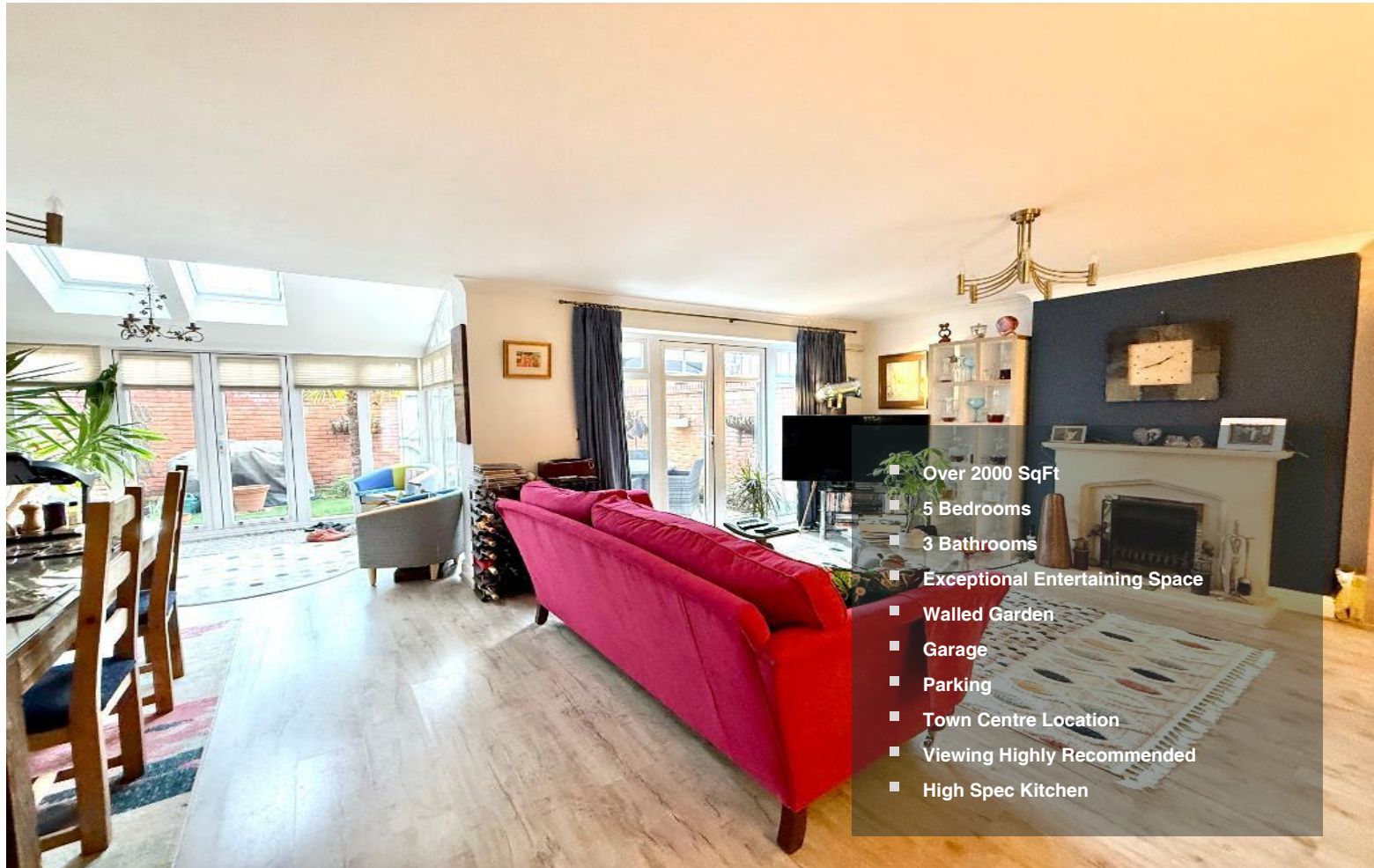
Description

Positioned in an outstanding location just a short stroll from the very heart of Stratford-upon-Avon, this substantial five-bedroom townhouse is one of only two of its kind, making it a truly rare opportunity. With its generous proportions, superb entertaining spaces, and excellent layout, this is a home that effortlessly combines space and convenience.

Steeped in history and culture, Stratford-upon-Avon is world-famous as the birthplace of William Shakespeare. Beyond its rich heritage, the town offers a vibrant lifestyle, with an array of boutique shops, fine dining, charming cafés, and renowned theatres, all just a stone's throw away. The picturesque River Avon, beautiful parks, and good transport links further enhance its appeal. The area is also home to highly regarded schools, including Stratford Girls' Grammar, King Edward VI School, and a selection of well-rated primary and secondary options, making it a desirable choice for a wide range of buyers.

The accommodation is well designed, with a welcoming hallway leading to a recently fitted kitchen at the front. Thoughtfully planned, it boasts a central island, sleek cabinetry, and integrated appliances. At the rear, a spectacular open-plan lounge and dining area spans the width of the house - an exceptional space for entertaining, with two sets of French doors opening onto the landscaped walled garden. A downstairs WC completes the ground floor.

The first floor offers two impressive double bedrooms, both featuring built-in wardrobes and en-suite bathrooms. On the second floor, there



- Over 2000 SqFt
- 5 Bedrooms
- 3 Bathrooms
- Exceptional Entertaining Space
- Walled Garden
- Garage
- Parking
- Town Centre Location
- Viewing Highly Recommended
- High Spec Kitchen

are two further large double bedrooms, a well-appointed family bathroom, and a versatile fifth bedroom, perfect as a nursery or home office.

Outside, the front garden is gated, providing a welcoming approach to the house. The rear garden has been designed for low maintenance, featuring a patio, striking palm trees, and a private gate leading to the allocated parking space. Beyond this, the single garage is equipped with power and light.

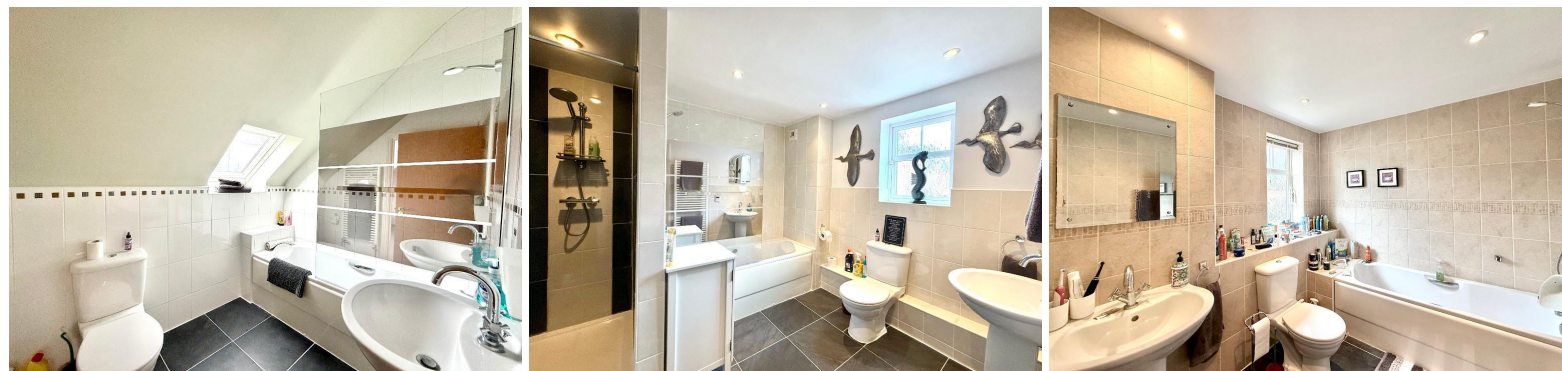
With its exceptional location, rarity, and spacious interiors, this is a truly unique opportunity in Stratford-upon-Avon. Homes of this calibre and setting are seldom available - viewing is highly recommended.

Additional Information

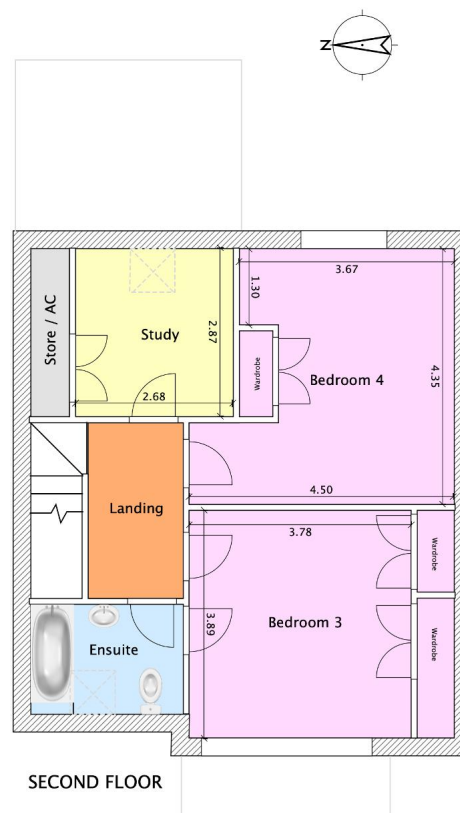
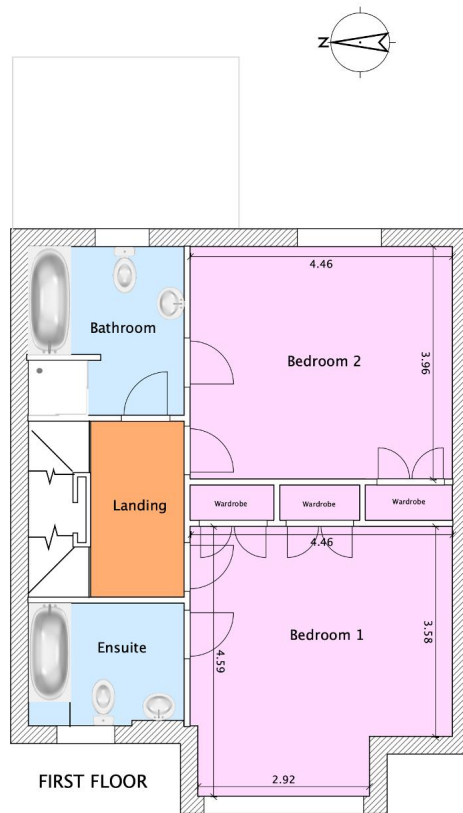
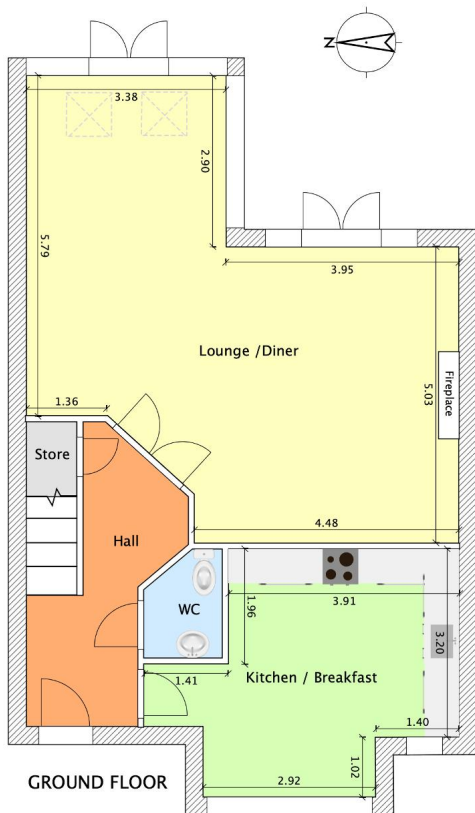
We are informed by the vendor that the property is freehold, and the garage and parking are leasehold. There is an annual ground rent of £250 and an annual service charge of approximately £700. Council Tax Band G with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.

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.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT US

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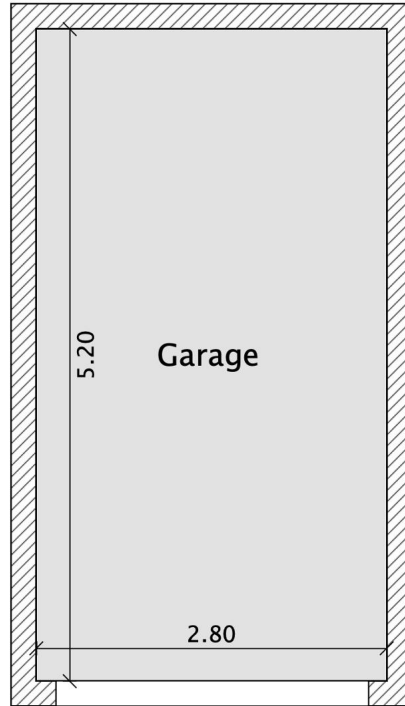
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Indicative floor plans for illustration purposes only

