

## 4 Bedroom Detached for Sale - £550,000

Winston Close, Stratford upon Avon, CV37 9ER



### KEY FEATURES

- Detached Property • Close to Stratford Girls Grammar School • Private Rear Garden • 2 Reception Rooms • 4 Bedrooms • Sought After Location • Downstairs Cloakroom • Driveway Parking • Tandem Garage



## Description

Located in the popular area of Shottery, this well-loved four-bedroom detached home is available for the first time in over four decades. Offering generous accommodation and a highly desirable location, this property presents an excellent opportunity for those looking to settle in one of Stratford-upon-Avon's most sought-after areas.

The layout is both practical and well-proportioned. The welcoming hallway leads to a generous front-facing lounge, which connects to the dining room at the rear. From here, a door opens to the kitchen/breakfast room, which also has access back to the hall. A useful downstairs WC is located off the hallway, and the kitchen provides internal access to the tandem-length garage.

Upstairs, there are four well-sized bedrooms. The principal bedroom is a spacious double at the front, while Bedroom 2 is another good double overlooking the rear garden. Bedrooms 3 and 4 are generous single rooms, providing flexible space for family, guests, or home working. The family bathroom completes the first floor.

The mature rear garden offers excellent privacy, with a patio area, well-tended lawn, and established shrubs creating a peaceful retreat.

Shottery is a charming part of Stratford-upon-Avon, known for its picturesque surroundings and historic connections, including Anne Hathaway's Cottage. The town centre is within easy reach, offering a wealth of shops, cafés, restaurants, and cultural attractions, including the world-famous Royal Shakespeare Theatre. The esteemed Stratford Girls Grammar School is just a short walk away.

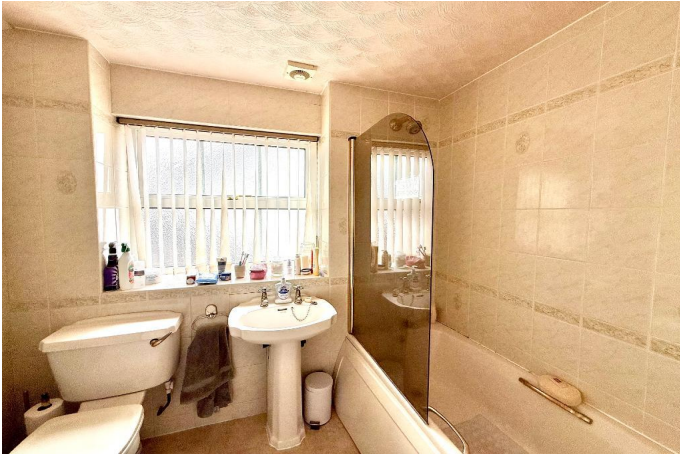
A rare opportunity in a prime setting - early viewing is highly recommended.

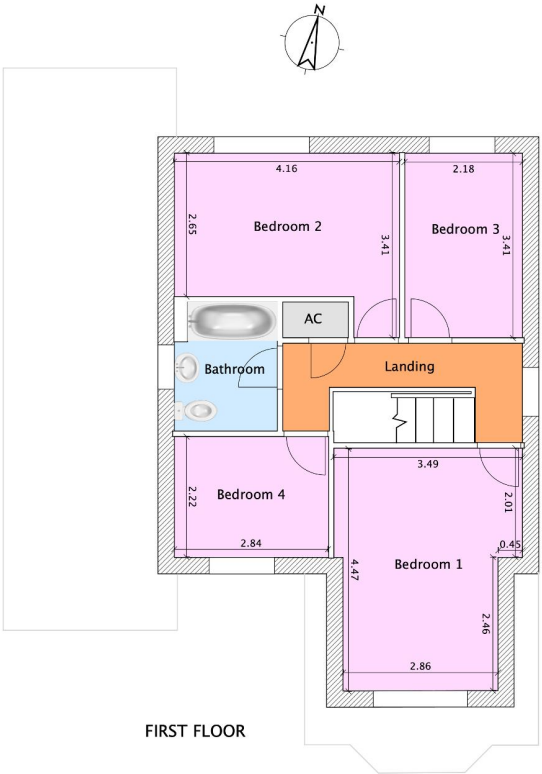
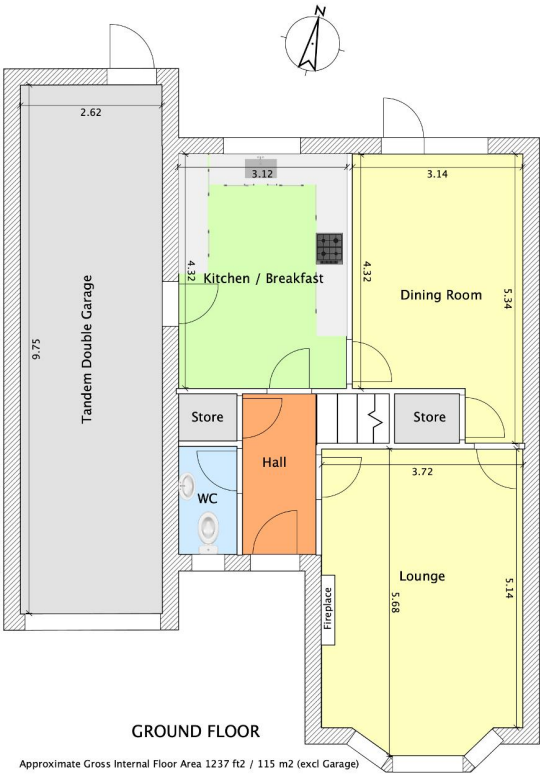
### Additional Information

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









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		