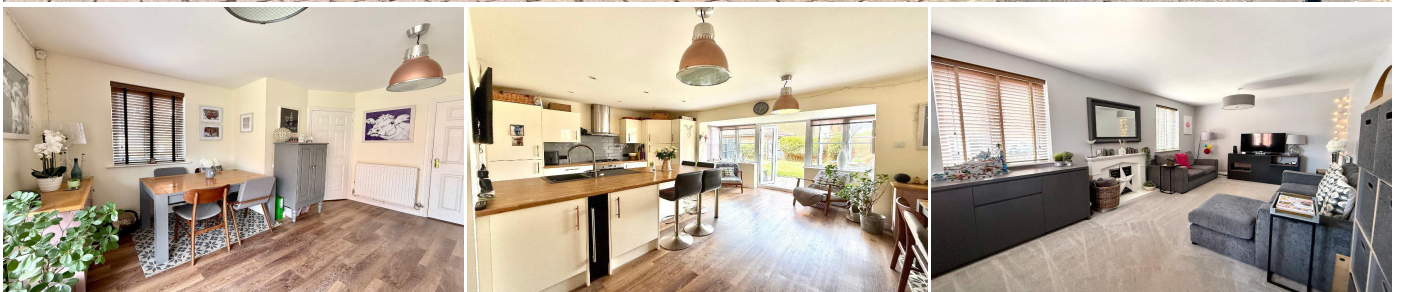


4 Bedroom Detached for Sale - £637,000
Newbury Drive, Stratford upon Avon, CV37 9LZ



KEY FEATURES

- NO ONWARD CHAIN • 4 Bedrooms • 2 Bathrooms • Double Garage • Generous Driveway • Built-in Wardrobes • Fully Boarded Loft • Downstairs Cloakroom • Utility Room

Description

With no onward chain and a prime position within walking distance of Stratford-upon-Avon's historic centre, this four-bedroom detached home combines comfort, practicality and convenience, with outstanding schools, the Stratford Greenway and racecourse all close by.

Beautifully proportioned throughout, the ground floor offers a welcoming lounge and an impressive kitchen/diner, with French doors opening onto the garden - perfect for relaxed entertaining or everyday family life. A separate utility room and downstairs cloakroom add to the functionality of the space.

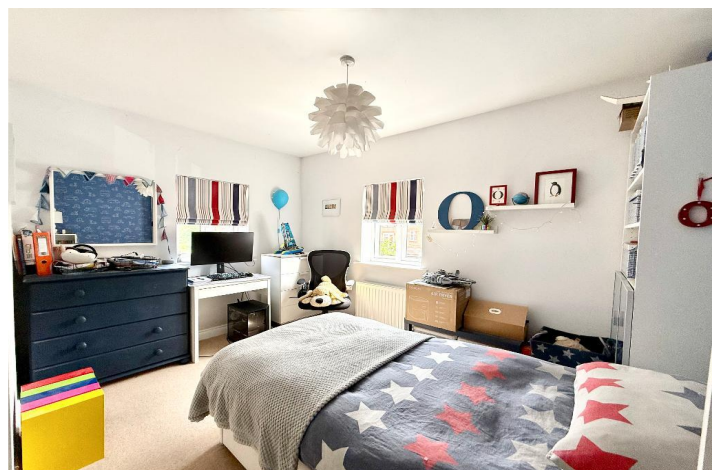
Upstairs, three double bedrooms all feature built-in wardrobes, while the fourth is a generous single - ideal as a guest room, nursery or study. The principal bedroom benefits from its own en-suite, and a well-appointed family bathroom serves the remaining rooms. The fully boarded loft, complete with ladder and lighting, provides excellent additional storage.

Externally, the property is equally appealing, with a pleasant walled garden, double garage and private driveway accommodating four vehicles.

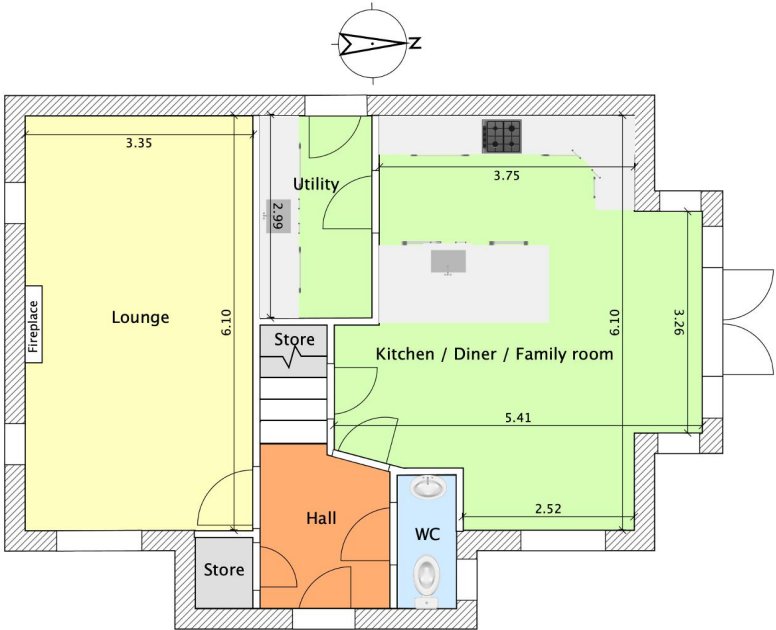
Stratford-upon-Avon is renowned for its rich cultural heritage, riverside walks, and vibrant community. This home is perfectly placed to enjoy all the town has to offer, from boutique shops and dining to easy access to scenic walking and cycling routes. The nearby Stratford Greenway and racecourse offer outdoor enjoyment just minutes from your door, while highly regarded schools make this an excellent long-term location.

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.

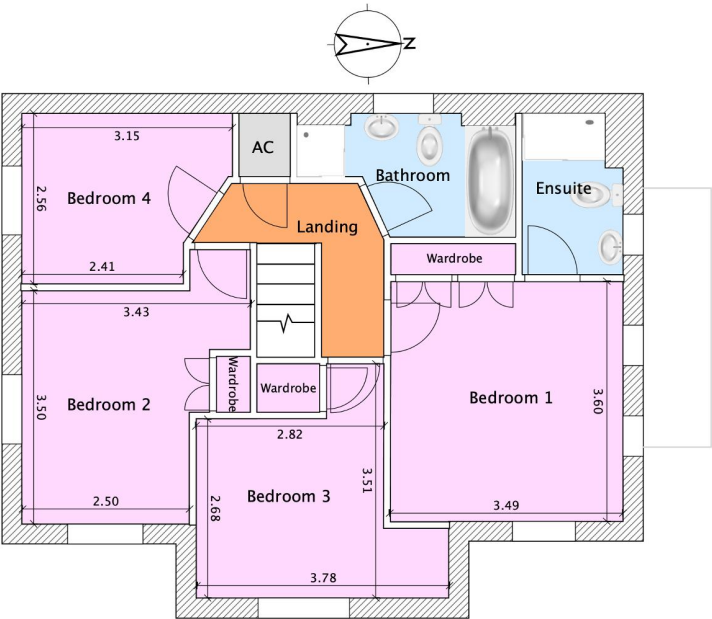






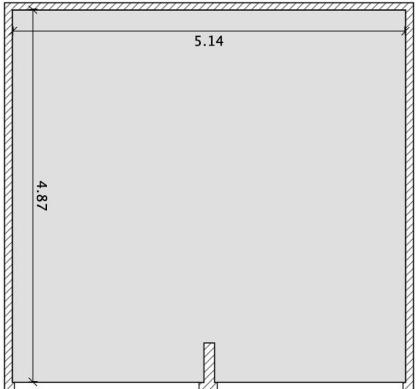
Approximate Gross Internal Floor Area 1289 ft² / 120 m² (excl Garage)
Indicative floor plans for illustration purposes only

GROUND FLOOR



Indicative floor plans for illustration purposes only

FIRST FLOOR



Indicative floor plans for illustration purposes only

DETACHED DOUBLE GARAGE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	83 B