

4 Bedroom Semi-Detached for Sale - Offers Over £800,000

Banbury Road, Stratford upon Avon, CV37 7HY



KEY FEATURES

- 4 Double Bedrooms • 3 Bathrooms • Large South-Facing Rear Garden • Open Plan Kitchen/Diner/Family Room • Separate Lounge • Driveway for 4 Cars • Garage • Dressing Room • Short Walk to Town Centre

Description

A beautiful four-bedroom semi-detached home, set on one of Stratford-upon-Avon's most sought-after roads and boasting a large south-facing rear garden. This is a house that instantly feels special - full of space, warmth and character, and just a short walk from the heart of town.

The welcoming hallway leads to a lovely lounge on the left, complete with bay window and open fire - the perfect place to unwind. To the rear, the fabulous open-plan kitchen/dining/family room spans the width of the house, featuring a kitchen island, vaulted ceiling with skylights, two sets of French doors to the garden, and plenty of room for both dining and relaxing. There's also a practical utility room, downstairs WC, and access to the garage.

Upstairs, the first floor provides three excellent double bedrooms, one with its own en-suite, together with a stylish family bathroom. The top floor is dedicated to a superb principal suite, offering a generous double bedroom, dressing room and en-suite shower room - a wonderful private retreat. All 3 bathrooms are enhanced by underfloor heating - perfect for winter mornings.

The south-facing rear garden is a real highlight, with a large patio for entertaining, a large lawn, and mature shrubs creating a peaceful backdrop. At the front, there's driveway parking for several cars and access to the single garage.

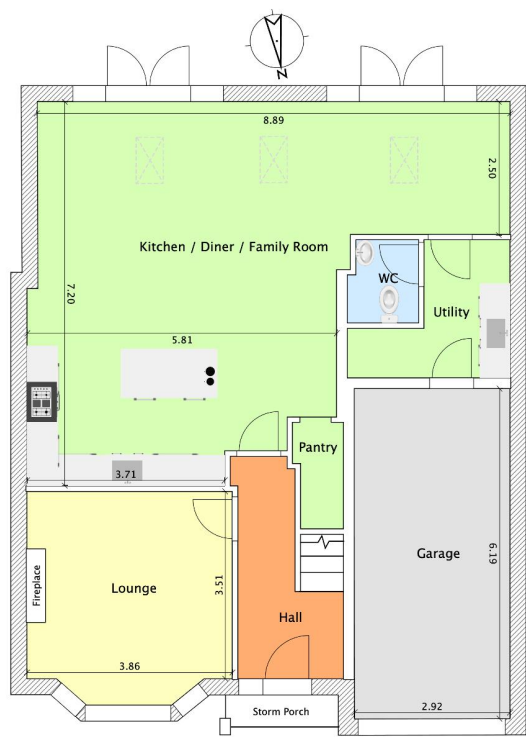
Ideally located within easy walking distance of Stratford-upon-Avon's historic town centre, with its independent shops, restaurants, cafés and theatres, this is a superb opportunity to acquire a substantial home in one of the town's most desirable settings.

Additional Information

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

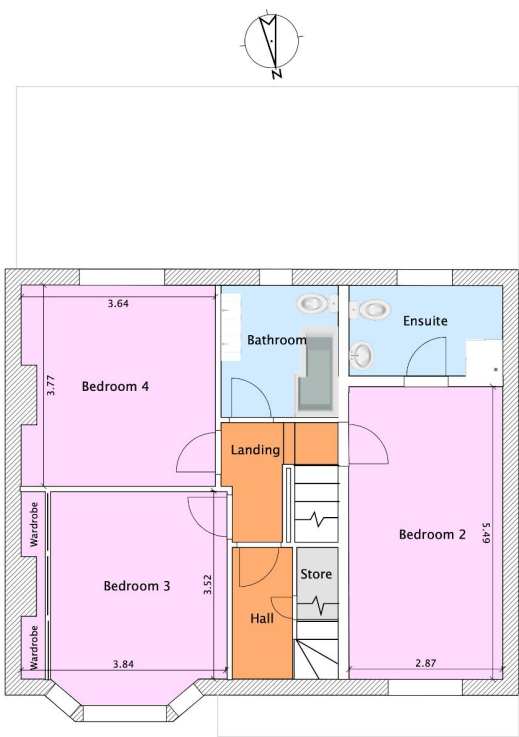






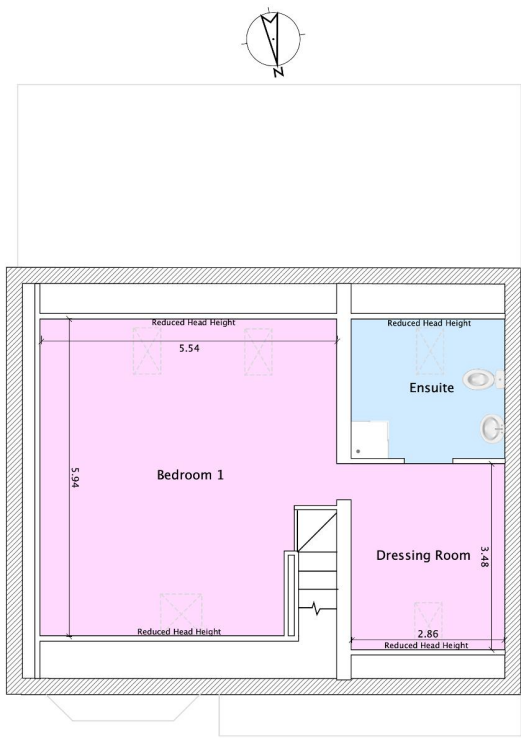
Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 2,379 ft² / 221 m²

GROUND FLOOR



Indicative floor plans for illustration purposes only

FIRST FLOOR



Indicative floor plans for illustration purposes only

SECOND FLOOR

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