

Thresher Street, CV37

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Set in a quiet spot in the Shottery view development, 8 Thresher Street combines the best of contemporary family living with the timeless appeal of Stratford upon Avon.

- Built in 2023 by Bloor Homes with owners upgrades including front shutters, Amtico flooring and Paved garden
- Full width bright open-plan kitchen/dining/family area with french doors to garden
- Bright feature bay fronted lounge ideal for relaxed living
- Modern family home combining premium upgrades with a prime location
- Close to excellent schools, Stratford-upon-Avon town centre, and key transport links
- Single garage plus driveway parking for two vehicles
- Contemporary Green fitted kitchen with

Built in 2023 by Bloor Homes, this beautifully presented home is more than just a modern new build it's been thoughtfully styled and upgraded by its current owner to create a space that feels both practical and effortlessly elegant. Highlights include a newly landscaped garden with private seating area, herringbone Amtico flooring, bespoke window shutters, and a host of finishing touches that elevate the home beyond standard specification.

Perfectly placed for family life, you'll find excellent schools and colleges nearby, while commuters enjoy quick access to motorway links and the bustle of Stratford town centre just minutes away.

Ground Floor

Step inside to a welcoming hallway, where warm herringbone flooring sets the tone for the home's stylish interior. A handy cloakroom and cleverly designed utility cupboard with automatic lighting keep everyday essentials tucked neatly away, a clever spot designed for laundry with space for washing machine and tumble dryer.

The bay fronted lounge ►





► is a cosy retreat the ideal spot to curl up with a book or unwind with the family at the end of the day. To the rear, the heart of the home unfolds in an open-plan kitchen, dining, and family space. Modern styled green cabinetry with gold accents, double ovens, and integrated appliances make cooking a pleasure, while the generous layout easily accommodates both a dining table and sofa. French doors open directly onto the garden, blurring the lines between indoor comfort and outdoor living perfect for summer barbecues, weekend gatherings, or simply letting children and pets spill out to play.

First Floor

Upstairs, four spacious bedrooms offer flexibility for growing families, guests, or even a home office. The main bedroom boasts its own en-suite shower room with chic tiling, while the family bathroom complete with both a separate bath and walk-in shower caters effortlessly to busy mornings or slow, indulgent evenings.

Outdoor Spaces

Designed with both relaxation and entertaining in mind, the garden features a newly laid slate patio, with a path leading to a private seating area tucked behind the garage the perfect spot for morning coffee or evening dining. A neat lawn provides space for play, while colourful planting softens the scheme. To the front, parking for two cars and a single garage offer practicality and convenience. While guests can enjoy on road parking in front of the house.

Whether it's family time, entertaining friends, or simply enjoying a quieter pace of life, this home is perfectly set up for modern living in a location that balances community spirit with the charm and culture of Stratford-upon-Avon.

The Area

Perfectly positioned on the edge of historic Stratford-upon-Avon, this address combines the charm of countryside living with the vibrancy of town life. Rolling Warwickshire scenery is right on the doorstep, yet the town's cultural centre is just minutes away. You can take a scenic walk to The Bell pub or head into town to visit its many characterful pubs, or indulge in fine dining, boutique shopping, and world-class performances at the Royal Shakespeare Theatre. For those who love the outdoors, opportunities abound from a round of golf at the Welcombe or Stratford Golf Clubs to joining the thriving local sporting community at Stratford Rugby Club, football clubs, or the historic Boat Club..

Education

The area offers a strong choice of schooling for families at every stage. Highly regarded local options include Stratford School and Stratford-upon-Avon College, both known for academic and vocational success. Independent education is also well represented, with the prestigious King Edward VI Grammar School and respected preparatory schools such as The Croft and Stratford Prep, ensuring outstanding provision from early years through to further education.

Connectivity

The location of this home enjoys excellent transport links, making everyday travel simple. The A46 and M40 are close by, offering quick access to Warwick, Leamington Spa, and Birmingham. For rail travel, both Stratford Parkway and Warwick Parkway provide direct services into Birmingham and London.



LOCATION



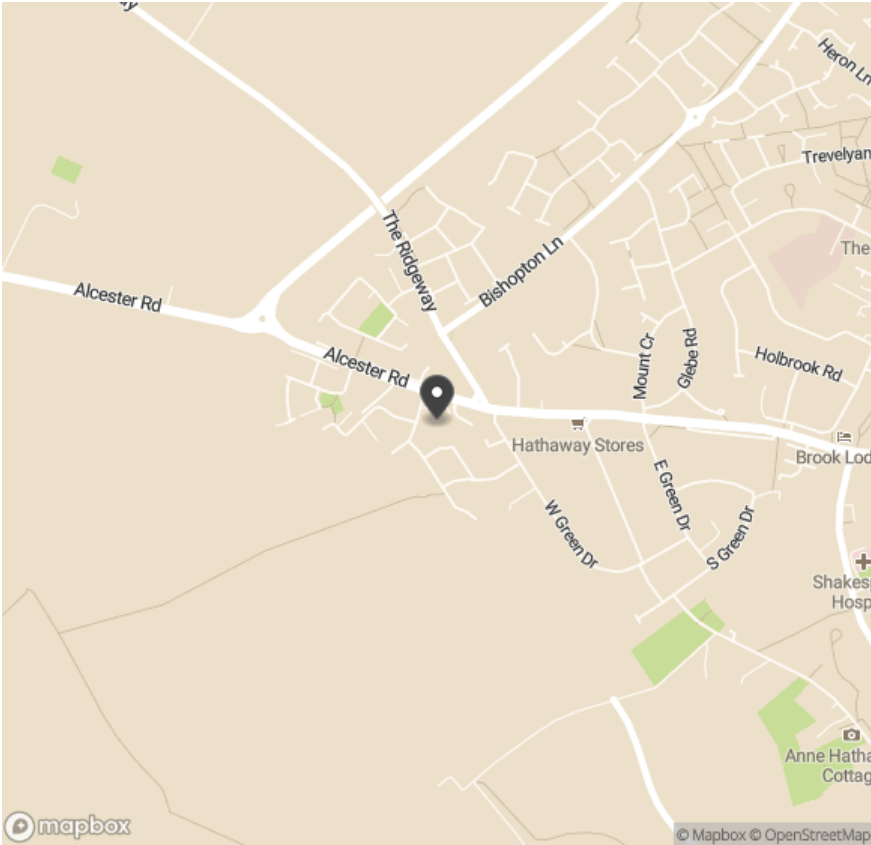
ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: **84**

Potential: **93**

FLOOR PLAN

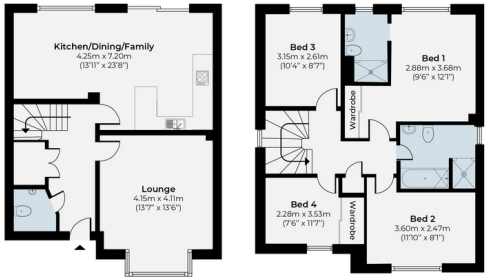
1291 sq ft (119 sq m)



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Total Approximate Area = 1,291 sq ft / 120 sq m (excluding garage)



GROUND FLOOR

FIRST FLOOR



GARAGE

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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