



Sanctus Road, Stratford-Upon-Avon, CV37 9AE

**SHELDON
BOSLEY
KNIGHT**

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Property Description

Bespoke Built Home Within 1 Mile Of Town Centre

This one-of-a-kind detached home is ideally located in the heart of Stratford-upon-Avon, blending modern family living with classic period features such as sash windows, high ceilings, deep skirting boards, and cornicing create a timeless combination.

On the ground floor, you'll find a spacious open-plan kitchen and dining area with an island and imaginative use of built-in units, all topped with premium Corian worktops. There's also a fully fitted separate utility room and a convenient downstairs cloakroom.

The first-floor mezzanine landing features a grand double-height window allowing natural light to stream through. Double doors lead into the sitting room, where the central feature is a decorative fireplace surround. There are two bedrooms on this floor; one guest room with an ensuite WC and a further double bedroom which is currently configured as a home-office.

On the top floor, the principal suite boasts built-in wardrobes, an ensuite with a walk-in shower, and a Juliet balcony overlooking the garden and the views beyond. Two additional double bedrooms and a family bathroom complete this floor. This is an ideal for younger families as the principal bedroom is not isolated.

Older families will benefit from the privacy and space afforded by the flexible multi-level layout. The rear garden has been thoughtfully landscaped, and a decked area seamlessly connects to the kitchen-dining room via the French doors. A reclaimed brick pathway leads to a versatile outbuilding, divided into a storage area/garden shed and a space ideal for use as a workshop, gym, home-office or additional storage. At the front, a carport provides private off-road parking.

This is a rare opportunity to acquire a truly unique property.



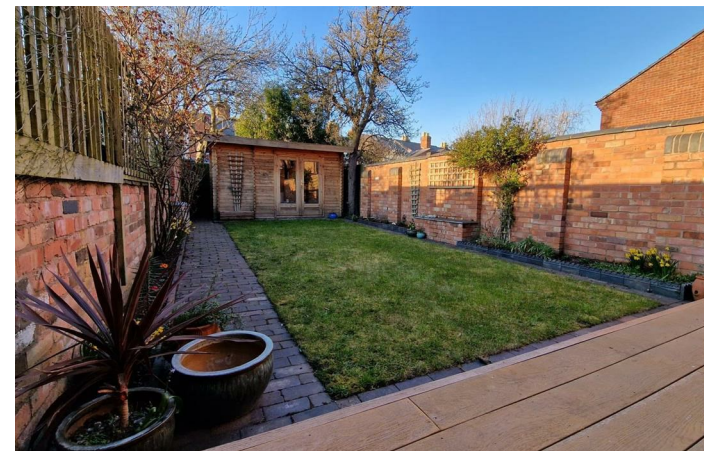
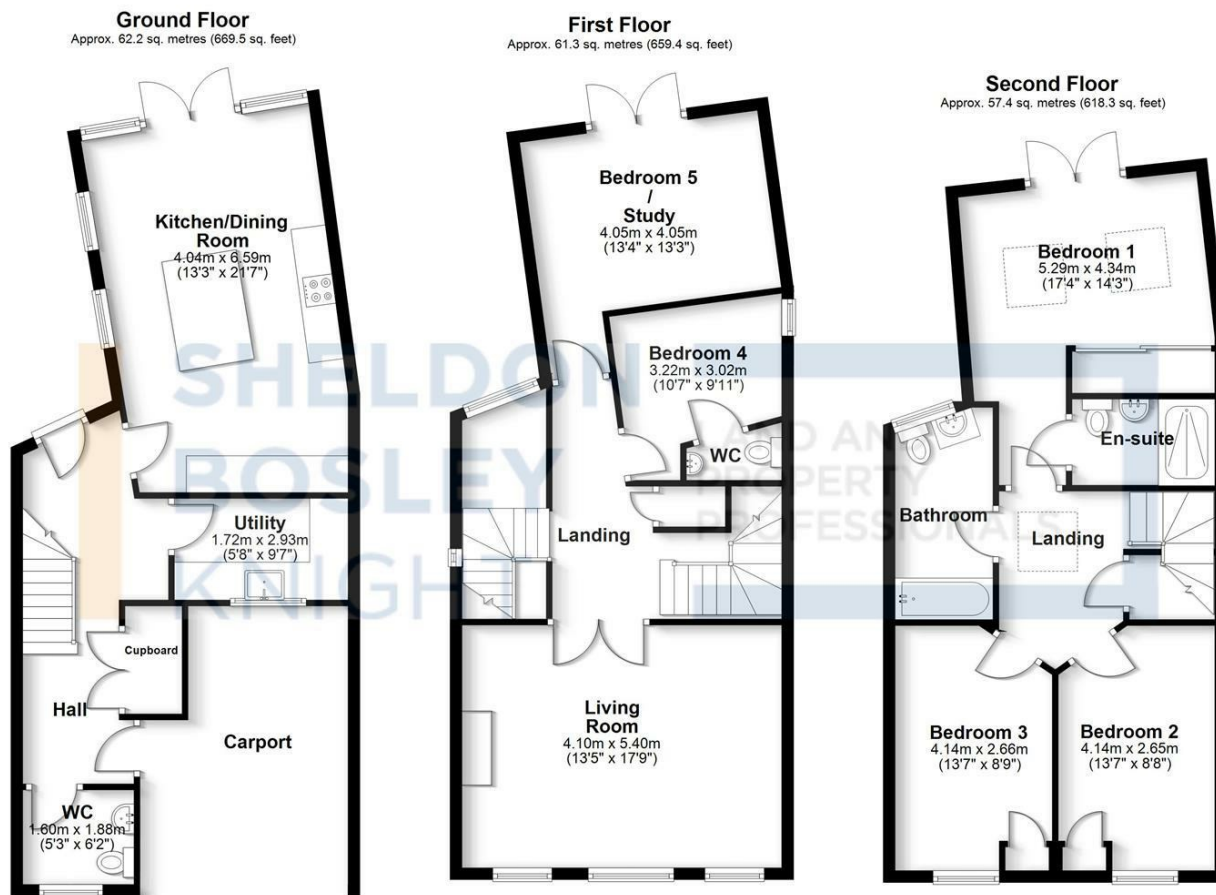


Key Features

- Bespoke Build
- Within 1 Mile Of Town Centre
- Thoughtful Layout Suitable For A Growing Family
- Arranged Over Three Floors
- Quality Kitchen With Corian Worktops
- Principal Bedroom With Juliet Balcony & En-Suite
- Four Further Bedrooms
- Clever Use Of Storage Throughout
- Rear Garden With Outbuilding
- Car Port Providing Off Road Parking

£750,000





EPC Rating - C

Tenure - Freehold

Council Tax Band - E

Local Authority
Stratford-Upon-Avon



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