



**Park View Lane, Stratford-Upon-Avon, CV37 8TQ**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*Popular Village Location\*

Tucked away at the end of a peaceful cul-de-sac, this impressive detached family home occupies a prime corner plot and benefits from a generous frontage. Its positioning not only offers a sense of privacy but also enhances its curb appeal, making it an ideal home for families seeking both space and a quiet residential setting.

Upon entering the property, you are welcomed into a spacious lounge featuring dual aspect windows that flood the room with natural light. A stylish feature fireplace adds a cosy focal point, while patio doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor spaces. To the rear of the home, the breakfast kitchen and separate dining room provide a functional yet flexible layout, with potential to be opened up (subject to the necessary consents) to create a modern, open-plan living area. A separate utility room, downstairs WC, and useful understairs storage add further practicality to the ground floor.

Upstairs, the property offers four well-proportioned double bedrooms. The principal bedroom benefits from a modern, refitted en-suite, offering a touch of luxury. Uniquely, the fourth bedroom is currently accessed via the main bedroom and has been adapted as a large walk-in wardrobe – a layout ideal for those with younger children or for those seeking additional dressing space. However, this configuration can be easily reverted back to the original bedroom access if desired. A well-appointed family bathroom serves the remaining bedrooms.

Outside, the mature, landscaped rear garden provides a peaceful retreat with a patio area perfect for outdoor entertaining. The detached double garage has been upgraded with electric roller doors and includes a convenient side access door. Ample driveway parking is available, easily accommodating multiple vehicles, making this home as practical as it is attractive.







## Key Features

- Detached Family Home
- Sought After Village Location
- Cul- de- Sac Position
- Four Double Bedrooms
- Lounge & Dining Room Both With Patio Doors Leading To Garden
- Breakfast Kitchen & Separate Utility Room
- Landscaped & Well Maintained Rear Garden
- Private Patio Area
- Double Garage With Electric Roller Shutter Doors

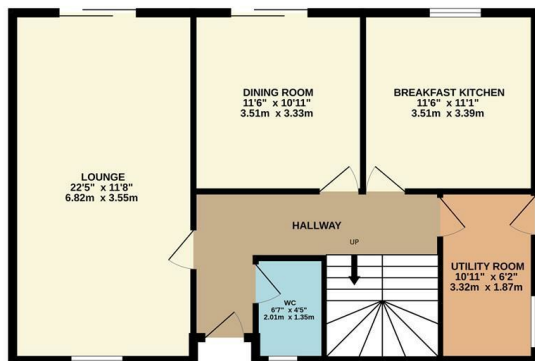
**Price Guide**  
**£575,000**



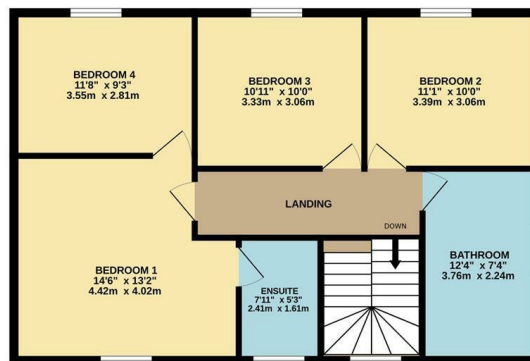




GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 1504 sq.ft. (139.7 sq.m.) approx.  
This floor plan is not to scale and is for guidance purposes only  
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EPC Rating - C

Tenure - Freehold

Council Tax Band - F

Local Authority  
Stratford Upon Avon District Council





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