



Loxley Road Stratford-Upon-Avon CV37 7DR

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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PROFESSIONALS



Key Features

- Prime Sought After Location
 - Complete Rebuild Dormer Bungalow
- Impressive Open Plan Living Space
 - Finished To A High Standard Throughout
- Four Bedrooms Over Two Levels
- Two Downstairs En-Suite Shower Rooms & Upstairs Family Bathroom
- Wrap Around Rear Garden Backing Onto Stratford Rugby Club
 - Generous Driveway To Front
 - Ideal Family Home
- Must Be Viewed To Appreciate





The Property

Prime Location

Unassuming from the front, this complete rebuild dormer bungalow has so much to offer.

To the front of the property are two double bedrooms, each with its own en-suite shower room. Both have been successfully operated as short term holiday lets by the current owner, thanks to their high quality finish and close proximity to the town centre.

The versatile open plan living space has been thoughtfully designed and is filled with natural light, featuring bifold doors to the rear and cleverly positioned skylights. The layout includes two seating areas, a modern kitchen with central island, and a spacious dining area, making it ideal for entertaining and family living alike.

There is a separate utility room, downstairs WC, and additional storage. A further reception room, currently set up as a study, offers flexibility to be used as a playroom, snug, or home office, completing the ground floor.

Upstairs, there are two generous double bedrooms and a contemporary family bathroom, making this floor perfect for older children or visiting guests.

Outside, the rear garden wraps around the back of the property, providing two convenient access points and a high degree of privacy, backing onto Stratford Rugby Club. To the front, a substantial driveway offers ample off road parking, with the added addition of a garage.

This is a unique and deceptively spacious property that truly must be viewed to be appreciated.





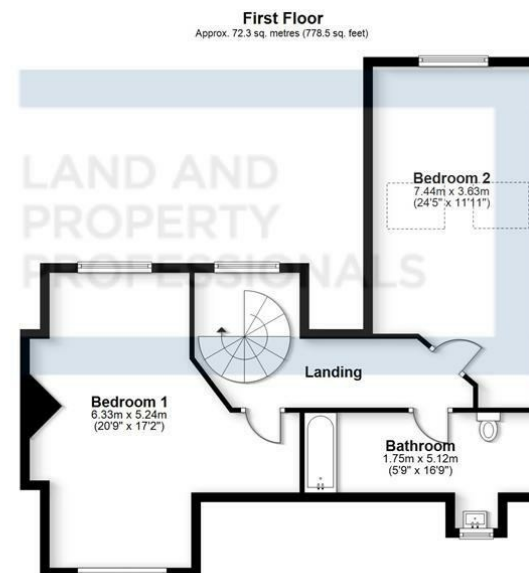
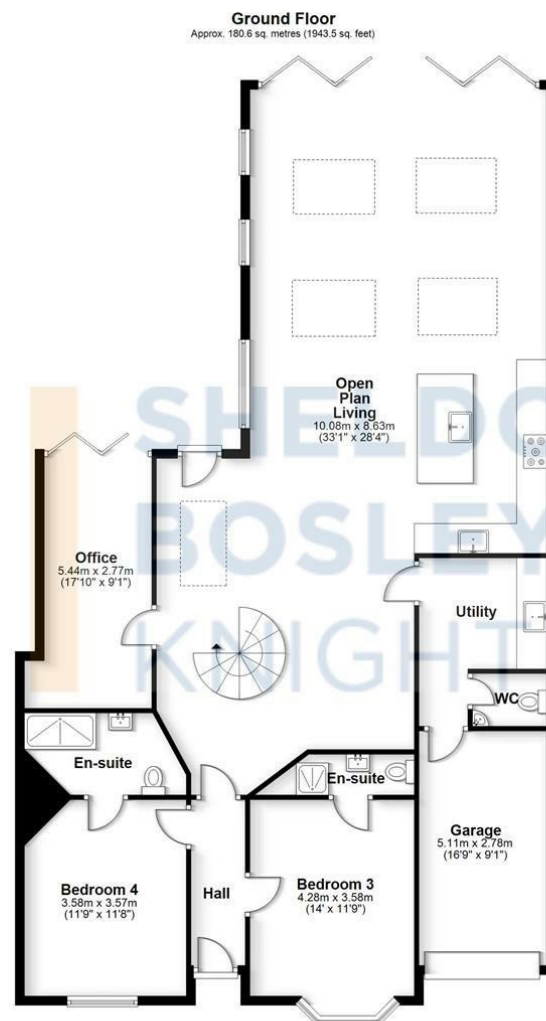








Floorplan



Total area: approx. 252.9 sq. metres (2722.0 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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