



Avon View, Luddington  
Stratford-Upon-Avon | | CV37 9SD

**FOX**   
TOWN &  
COUNTRY  
HOMES

## Avon View, Luddington, Stratford-Upon-Avon, CV37 9SD

---

Situated within a picturesque village setting near Stratford Racecourse, offering easy access to Stratford centre with its premier entertainment and leisure activities.

- Enjoy panoramic countryside views over the river and fields, providing a serene backdrop for daily living.
- Cosy sitting room with a log burning stove and bay window, perfect for relaxing evenings or hosting gatherings.
- \* Separate study/work from home with super-fast broadband
- High-spec kitchen dining room with polished porcelain floor, and double doors opening to patio area for seamless indoor-outdoor living.
- Three beautifully appointed bedrooms, including a master suite with full-length balcony allowing stunning views.
- Adjacent utility room and downstairs cloakroom for added practicality and convenience.
- Recently built storage room offers flexible use options to suit your needs.
- Well-kept lawns, mature trees, and vibrant flower beds create a beautiful garden
- Private patio area for al fresco dining and relaxation, overlooking the garden, river, and countryside.
- Paved driveway provides ample space for multiple vehicles, ensuring convenience for residents and guests alike.

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.





*Fox Town and Country Homes*

Welcome to your own oasis in the heart of the picturesque countryside, just minutes away from the charming town of Stratford upon Avon. Situated in a glorious village setting, this detached character home offers an unparalleled lifestyle with panoramic views over the river and rolling fields. Watch the seasons change and enjoy magnificent sunsets from the comfort of your own home.

Step inside this wonderful property; the sitting room, complete with a cosy log burning stove and a bay window that bathes the living space in natural light, this welcoming space is the heart of your home.

Indulge your passion for cooking in the high-specification kitchen dining room, featuring tasteful finishes throughout. The polished porcelain floor adds a touch of elegance, while double doors open out to the patio area, offering sweeping views of the garden, river, and countryside beyond. Adjacent, you'll find a spacious utility room and a convenient downstairs cloakroom, providing practicality without compromising on style.

Retreat to three beautifully appointed bedrooms, including a master bedroom boasting a full-length balcony overlooking uninterrupted vistas. With en-suite facilities and ample space to unwind, this bedroom is designed for ultimate relaxation. A stylish family bathroom serves the remaining two bedrooms, ensuring comfort and convenience for family and guests.

Conveniently located to the side of the property, a recently built storage room offers endless possibilities for customisation to suit your needs. Outside, the meticulously maintained gardens feature well-kept lawns, mature trees, and vibrant flower beds, creating outdoor enjoyment. A private patio is perfect for al fresco dining and entertaining, while ample car parking on a paved driveway provides space for multiple vehicles.

With Stratford Racecourse just a stone's throw away, you'll have easy access to horse racing events and a host of entertainment options. Whether you're an equestrian enthusiast, or simply seeking a day of





*Fox Town and Country Homes*

leisure, this prime location offers endless opportunities for recreation and enjoyment.

Escape the hustle and bustle of city life and embrace countryside living. With its idyllic location, luxurious kitchen, and breathtaking views, this exceptional home offers a fabulous lifestyle.

Services: Mains water, electric and drainage.

Heating is LPG fired.

Local Authority: Stratford-upon-Avon District Council. Tax Band E.

Super-Fast Broadband

Administrative deposit:

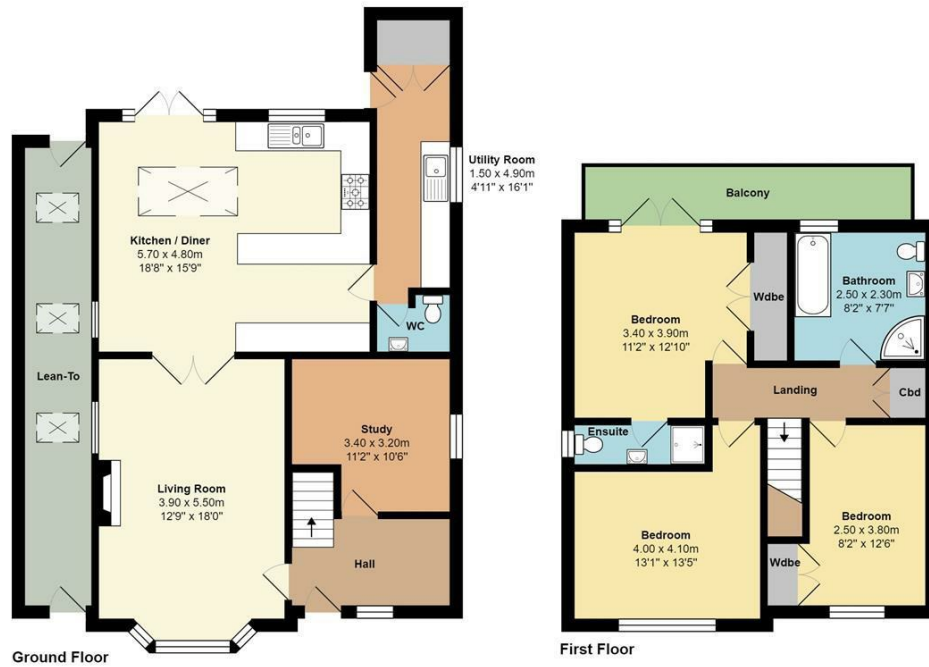
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. THIS IS REFUNDABLE UPON COMPLETION





*Fox Town and Country Homes*

Avon View, Luddington Road, Luddington, CV37 9SD



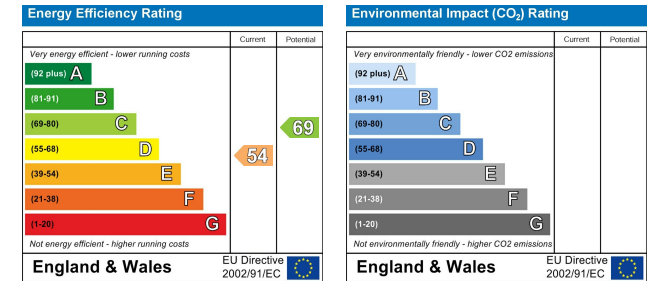
Total Approx Area: 150.0 m<sup>2</sup> ... 1614 ft<sup>2</sup> (excluding balcony)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Tel: 01684 210950 or 01905 947640

contact@foxtownandcountryhomes.co.uk

39, Worcester Road, Malvern, Worcestershire, WR14 4RB

www.foxtownandcountryhomes.co.uk

