



Barclay Street, Stratford-upon-Avon, CV37 5AE

£569,995



This stunning 1,800 sq ft corner plot home offers an irresistible charm that is sure to captivate you. With four generously sized bedrooms, there is ample space for everyone in the family. The open plan kitchen family/dining area is truly remarkable, featuring breathtaking bi-fold doors that seamlessly connect the indoors with the outdoors. Step outside and you will be greeted by a delightful garden, enclosed by a beautiful brick garden wall.

On the ground floor, you will discover a separate sitting room adorned with bi-fold doors, a dining room, a study, and a utility room, catering to all your needs. The main bedroom is a true sanctuary of luxury, boasting a vaulted ceiling and a stunning en suite that exudes elegance and provides the perfect setting for relaxation. The remaining three bedrooms are equally impressive, with one even having its own en suite, ensuring that everyone has their own private space.

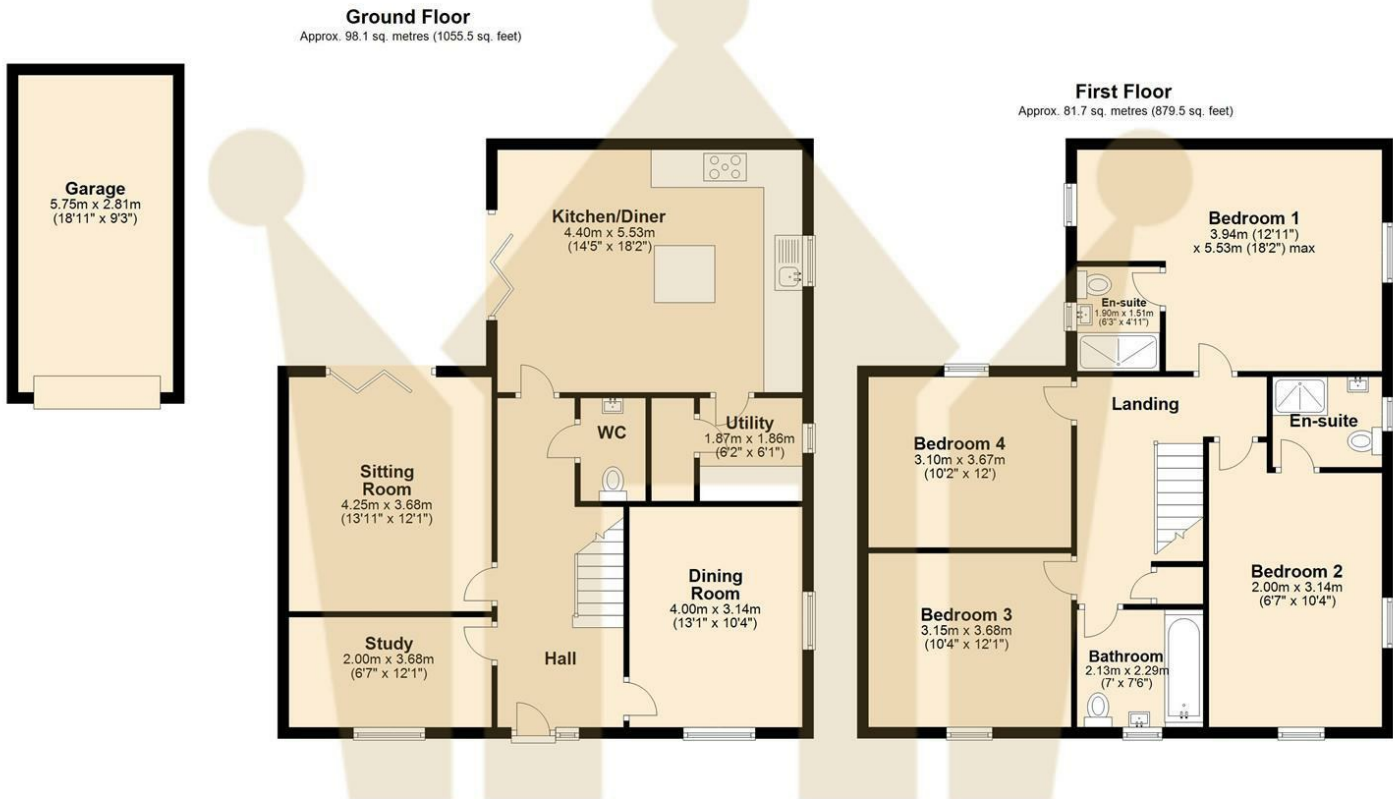
To complete this remarkable home, there is a single garage and two parking spaces, offering convenience and ease. Additionally, the property overlooks a serene green space, providing a tranquil backdrop to your everyday life.



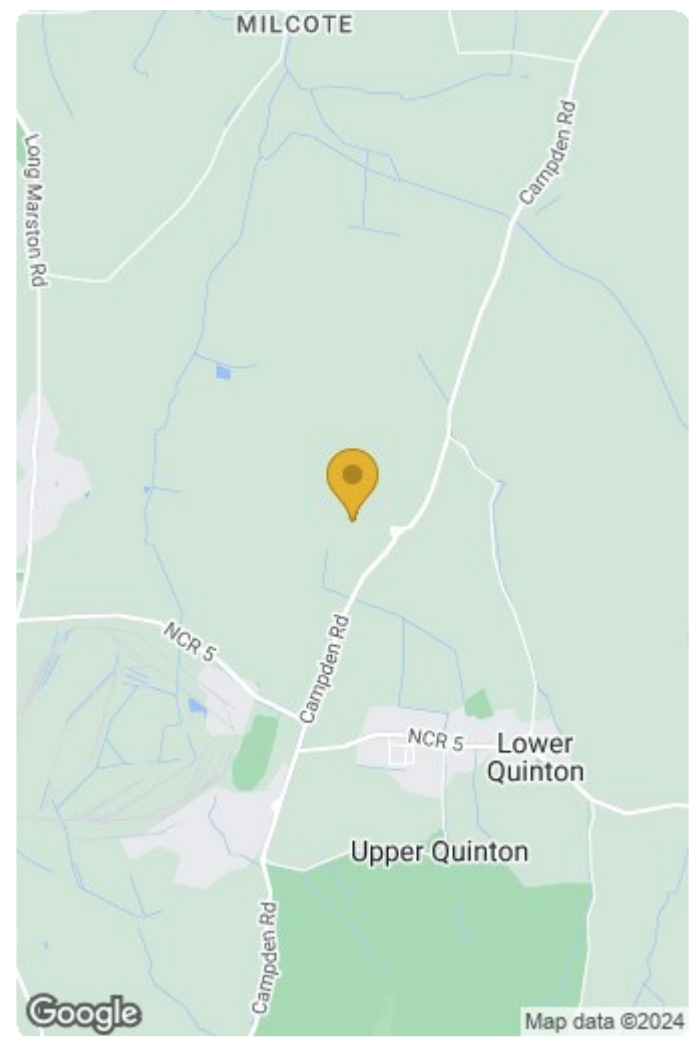
**Entrance Hallway****Dining Room** 13'1 x 10'4 (3.99m x 3.15m)**Study** 6'7 x 12'1 (2.01m x 3.68m)**Sitting Room** 13'11 x 12'1 (4.24m x 3.68m)**Cloakroom****Kitchen diner** 14'5 x 18'2 (4.39m x 5.54m)**Utility** 6'2 x 6'1 (1.88m x 1.85m)**Bedroom One** 12'11 x 18'2 (3.94m x 5.54m)**Ensuite****Bedroom two** 6'7 x 10'4 (2.01m x 3.15m)**Ensuite****Bedroom Three** 10'4 x 12'1 (3.15m x 3.68m)**Bedroom Four** 10'2 x 12 (3.10m x 3.66m)**Family bathroom****Garage** 18'11 x 9'3 (5.77m x 2.82m)







Total area: approx. 179.8 sq. metres (1935.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		