



Banbury Road, Stratford-Upon-Avon, CV37 7HY

Guide price £985,000

KING
HOMES

****2893sqft ** 5 BEDROOMS ** 3 BATHROOMS ** EXTENDED AND MODERNISED TO A HIGH SPECIFICATION ** IMPRESSIVE KITCHEN/DINING/FAMILY ROOM
** MASTER BEDROOM SUITE WITH BALCONY AND EN-SUITE ** ** GENEROUS GARDEN **** This heavily expanded property offers flexible accommodation over three floors, featuring a magnificent, modern kitchen/dining/family room of impressive dimensions, a separate utility room and having two living rooms. The first-floor hosts four double bedrooms, a family bathroom, and an en-suite. Bedroom two is located on the second floor and features a spacious bathroom and skylight windows, which enable the abundant flow of natural light. The property boasts an excellent location in close proximity to a fantastic primary school and Stratford upon Avon town centre being approximately 0.8 miles away, and the River Avon, approximately 0.5 miles away. Additionally, it enjoys convenient access to transportation with the nearest train station located approximately 1.6 miles away, offering direct links to London and Birmingham, and the A46 approximately 2.9 miles away.



This attractive home is nestled on a plot that boasts a large gravelled driveway providing ample off-road parking for up to four vehicles to the front aspect, and a substantial mature rear garden laid mainly to lawn, with superb paved entertaining patio to the rear.

On entering the property the entrance hallway has stairs rising to the first floor with doors leading to the second living room, cloakroom and through to the kitchen diner family room which gives access to the utility, living room. The ground floor benefits from underfloor heating which has controllable zones throughout and is managed via the Lyric app and a smart thermostat.

The Kitchen/Dining/Family Room is the heart of the home, featuring impressive dimensions that span over 10 meters. The kitchen area is fully equipped with sleek, modern wall and base units, a spacious central feature island with a breakfast bar, and top-of-the-line integrated appliances. With ample space for a large dining table and a cozy family sitting area, this room is perfect for hosting gatherings. Skylights in the ceiling and two large sliding doors allow natural light to fill the space and provide easy access to the rear garden. Furthermore, there is a convenient utility room with additional wall and base units, a sink and drainer, space for extra appliances and a convenient door leading to the side of the property. To add even more functionality, there is an additional two living rooms located at the front of the property.

The first floor boasts four spacious double bedrooms, with the master bedroom having floor to ceiling wardrobes and also enjoying a beautiful view from a Juliette balcony of the rear garden, and its own modern en-suite with a double sink vanity unit separate bath and double shower. Bedroom three also having floor to ceiling wardrobes and bedroom four and five are of large proportions. The family bathroom features both a bath and a separate shower, along with a W.C. and wash basin. It is finished to a high specification with modern fixtures and fittings, ensuring a luxurious and contemporary feel.

The upper level is illuminated by skylights, leading to the second bedroom which would make a perfect guest suite that also boasts a spacious bathroom equipped with both a

bath and a shower.

The sliding-doors from the kitchen open into the impressive private garden with a paved patio area, perfect for outdoor entertaining. The expansive gardens are mainly laid to lawn, with fencing and mature shrubbery to the perimeters, and features a shed and side access leading to the front driveway which offers off street parking for up to four vehicles.

STRATFORD-UPON-AVON

Stratford upon Avon is a thriving market town, renowned as a top Midlands town offering a diverse lifestyle. It is globally recognised as the birthplace and residence of William Shakespeare. The town boasts superb shopping options and recreational amenities, such as a leisure centre and swimming pool. The river offers opportunities for leisure activities like boating and fishing. The local area is rich in high-quality restaurants, gastro pubs, and traditional pubs, along with various sports and walking options. Additionally, there are numerous outstanding state and private schools in the vicinity.

Hall

Kitchen/Dining/Family 26'2" x 34'0" (7.98m x 10.37m)

Living Room 12'11" x 15'7" (3.95m x 4.75m)

Second living room 12'7" x 11'10" (3.85m x 3.63m)

Utility 4'9" x 10'11" (1.47m x 3.35m)

WC

First Floor

Bedroom One 16'9" x 16'0" (5.11m x 4.90m)

En Suite 5'4" x 12'2" (1.65m x 3.73m)

Bedroom Three 12'11" x 15'7" (3.95m x 4.75m)

Bedroom Four 10'9" x 12'0" (3.29m x 3.67m)

Bedroom Five 12'7" x 9'11" (3.85m x 3.03m)

Bathroom 5'10" x 12'2" (1.80m x 3.73m)

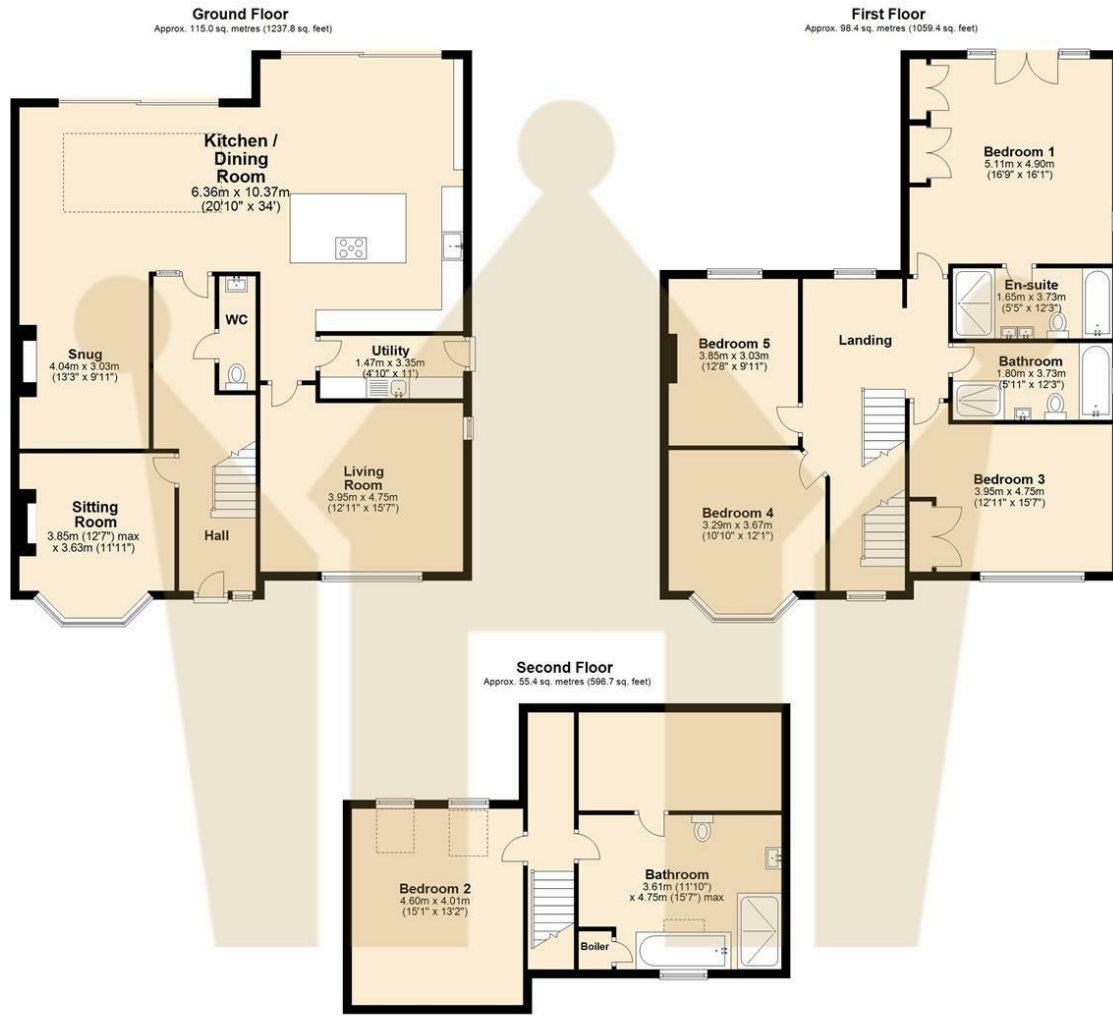
Second Floor

Bedroom Two 15'1" x 13'1" (4.60m x 4.01m)

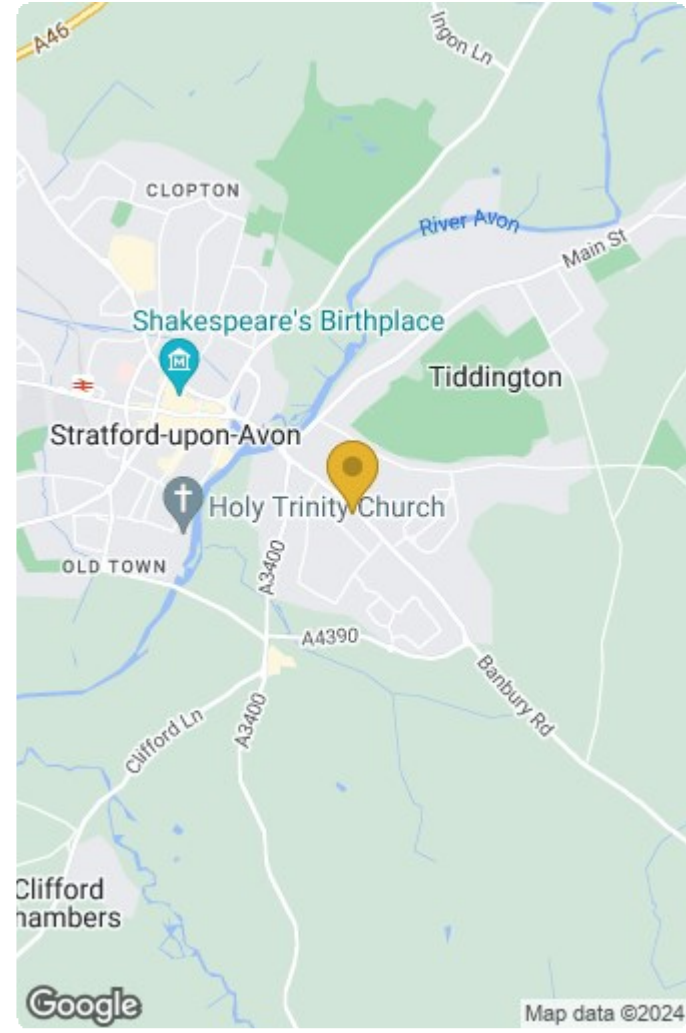
Bathroom 11'10" x 15'7" (3.61m x 4.75m)







Total area: approx. 268.9 sq. metres (2893.9 sq. feet)



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

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