



Bridgetown Road, Stratford-Upon-Avon, CV37 7JH

Guide price £800,000



****2525sqft ** 7 BEDROOMS ** 4 BATHROOMS ** EXTENDED FAMILY HOME ** OPEN PLAN KITCHEN/DINING/FAMILY ROOM ** OFFICE ** LARGE DOWNSTAIRS BEDROOM WITH EN SUITE & OWN ENTRANCE** ** GENEROUS GARDEN **** This extended property offers flexible accommodation over two floors, featuring a kitchen/dining/family room which has a beautiful open fire place, a separate utility and workshop area, office, lounge with gas log burner opening through to the light and airy dining room, downstairs cloakroom, also benefitting from a large bedroom with ensuite and a garage. The first-floor hosts six good size bedrooms, a family bathroom, and an en-suite. The property boasts an excellent location in close proximity to a fantastic primary school and Stratford upon Avon town centre being approximately 1.2 miles away, and the River Avon, approximately 1 mile away. Additionally, it enjoys convenient access to transportation with the nearest train station located approximately 1.7 miles away, offering direct links to London and Birmingham, and the A46 approximately 3.3 miles away.



This wonderful family residence features a tarmac driveway that can accommodate up to four vehicles for off-road parking at the front, as well as a large private rear garden primarily laid to lawn, complete with a fantastic paved patio area for entertaining. Upon entering the home, the hallway leads to the first floor via stairs, with a second entrance door opening to the ground floor double bedroom with an ensuite, This has previously been a successful Airbnb. There is also a door leading to the garage, downstairs cloakroom, and the kitchen diner family room that connects to the office, utility, and workshop. On the other side, the living room flows into the dining area, which is illuminated by Velux windows and provides access to the rear garden.

The first floor comprises six generously sized bedrooms, including a master bedroom with an ensuite, as well as a family bathroom and built-in wardrobes in five of the bedrooms.

The kitchen, dining room and workshop offer direct access to the impressive private garden with a paved patio area, ideal for outdoor gatherings. The expansive gardens are predominantly laid to lawn, enclosed by fencing and mature shrubbery, and includes two sheds, a work cabin and side access leading to the front driveway, which can accommodate up to four vehicles for off-street parking.

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.

Entrance

Hall

Reception 8'2" x 11'9" (2.50m x 3.60m)

Kitchen 14'9" x 13'1" (4.50m x 4.00m)

Living Room 13'11" x 15'8" (4.25m x 4.80m)

Dining Room 9'0" x 14'1" (2.75m x 4.30m)

Office 6'9" x 10'2" (2.07m x 3.12m)

Utility

Workroom 10'2" x 8'11" (3.11m x 2.72m)

Bedroom One 19'0" x 19'3" (5.81m x 5.89)

En Suite

Garage 16'0" x 9'2" (4.90m x 2.80m)

Shower Room

WC

Bedroom Two 13'11" x 15'8" (4.25m x 4.80m)

En Suite

Bedroom Three 11'0" x 6'6" (3.36m x 2.00m)

Bedroom Four 7'11" x 9'1" (2.42m x 2.78m)

Bedroom Five 14'5" x 9'2" (4.40m x 2.80m)

Bedroom Six 7'7" x 12'11" (2.32m x 3.94m)

Bedroom Seven 10'9" x 7'2" (3.29m x 2.20m)

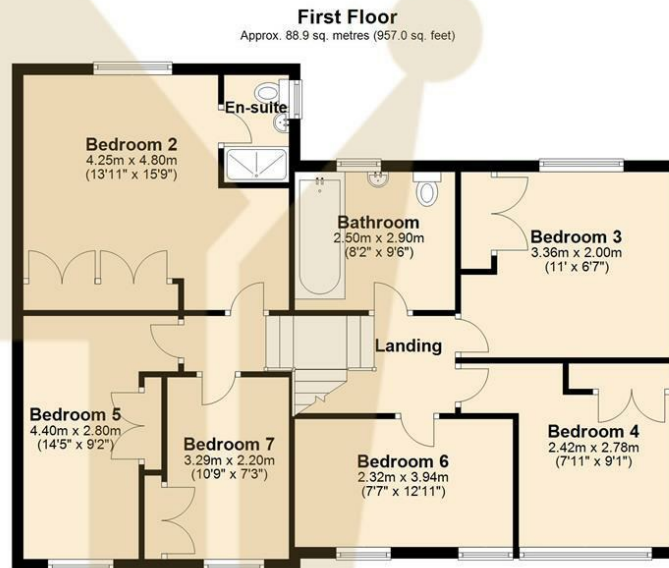
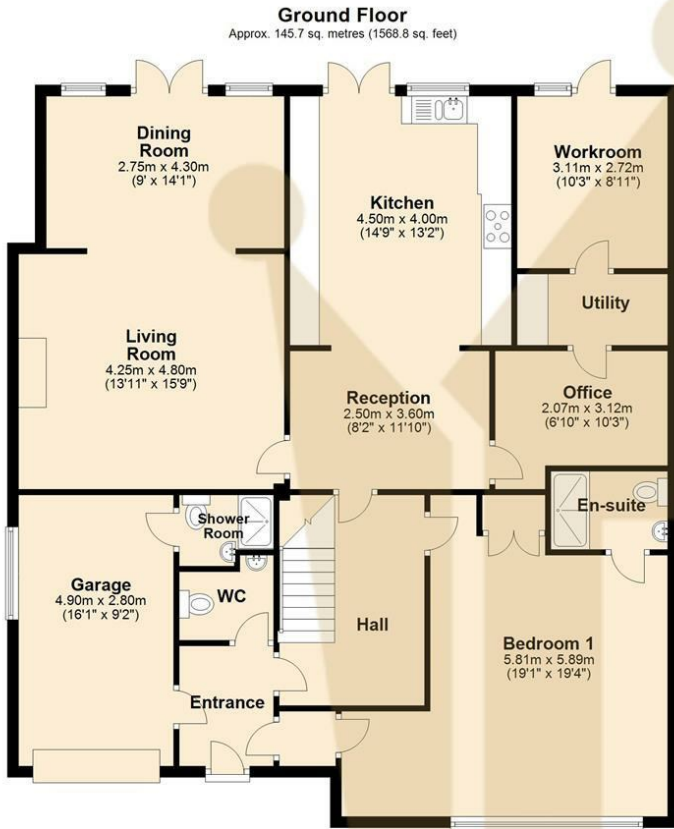
Bathroom 8'2" x 9'6" (2.50m x 2.90m)

Services

This property is connected to mains gas, electric and water and has recently been issued a gas and electric safety certificate.







Total area: approx. 234.7 sq. metres (2525.8 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		70	76
		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	