



**KING**  
HOMES

Shottery Road, Stratford-upon-Avon, CV37 9QQ

Offers over £400,000

**\*\* Two Bedroom Period Home \*\*** Finished to a High-End Modern Standard Throughout **\*\*** A beautifully presented two-bedroom period home in the highly sought-after Shottery area of Stratford-upon-Avon, finished to a high-end, modern standard. The property features a stylish kitchen with a peninsular layout, integrated appliances, and ample worktop space, flowing seamlessly into a versatile garden room ideal for relaxing, dining, or hobbies. Upstairs, two generous double bedrooms include a principal en-suite, complemented by a family bathroom and a handy office space. With a private rear garden, rare off-road parking, and a location backing onto Shottery Fields, this home combines contemporary living with charming period character.



Presented to a high standard, this charming and flexible two-bedroom period property is situated in the highly sought-after Shottery area of Stratford-upon-Avon.

The accommodation briefly comprises an inviting hallway leading to a living room filled with natural light. The well-appointed kitchen features high-end units arranged in a stylish peninsular layout, integrated appliances, and plenty of worktop space, creating a practical and social hub for cooking, dining, and entertaining. The kitchen opens into a bright garden room, offering versatile space that can be adapted for relaxing, dining, a family playroom, or hobbies. A convenient ground-floor WC adds to the practical layout.

Upstairs, two generous double bedrooms are complemented by a private en-suite bathroom to the principal bedroom, providing added comfort and privacy. The second bedroom is well-sized and adaptable for various uses. A family bathroom serves this floor, along with a handy office space perfect for working from home or study.

Externally, the property benefits from a private rear garden and rare off-road parking—a valuable feature in this popular location.

Located within easy walking distance of local amenities and backing onto the popular Shottery Fields, this home enjoys an excellent position to access shops, restaurants, and scenic surroundings.

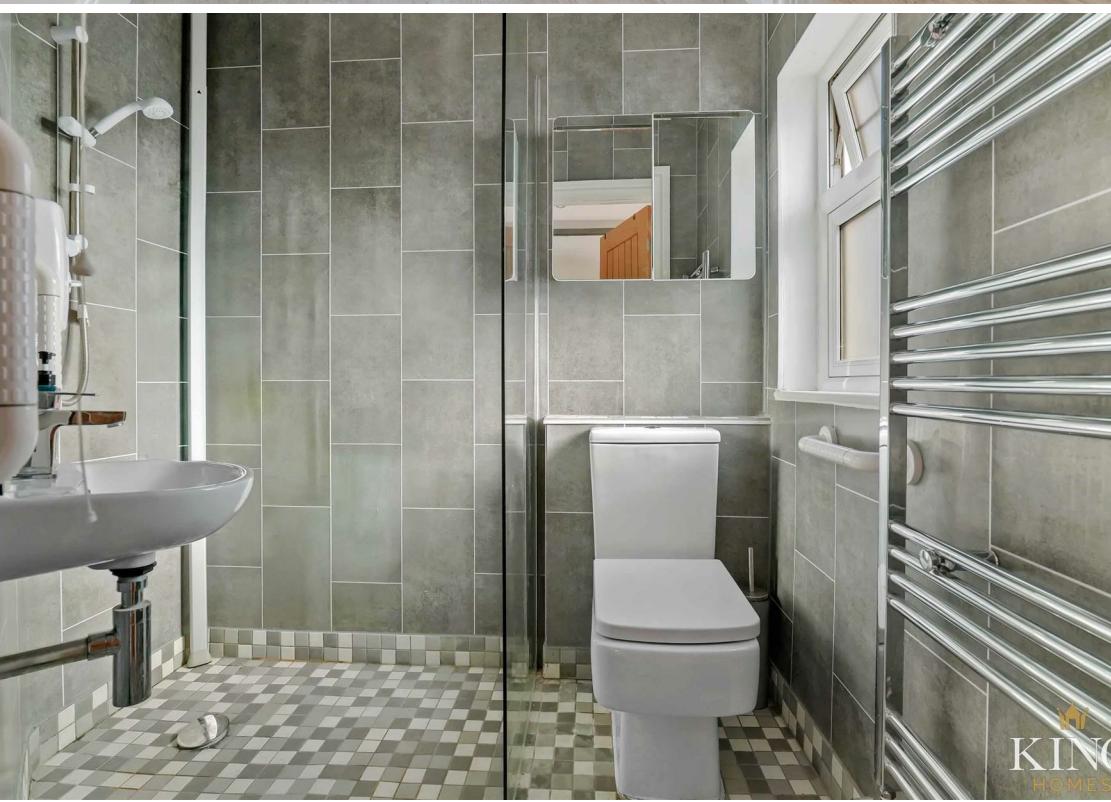
Stratford-upon-Avon is a historic market town, renowned worldwide as Shakespeare's birthplace, offering a wealth of shopping, social, and recreational facilities, including the Royal Shakespeare Theatre. Excellent transport links provide easy access to major centres via road and rail, with the M40 offering connections to the Midlands, London, and the South.

This property presents an outstanding opportunity for buyers seeking a beautifully presented home with flexible accommodation in a prime location.

\*Although advertised as empty, the property is presently occupied and contains furniture. All furnishings belong to the occupants and will be removed prior to completion.

#### **Hallway**

<b>Living Room</b>	12'11" x 9'9" (3.96m x 2.98m)
<b>Kitchen</b>	11'5" x 13'2" (3.48m x 4.02m)
<b>Garden Room</b>	12'5" max x 8'0" (3.79m max x 2.44m)
<b>Downstairs W.C</b>	
<b>First Floor Landing</b>	
<b>Bedroom 1</b>	12'11" x 13'2" max (3.96m x 4.02m max)
<b>En-Suite</b>	
<b>Bedroom 2</b>	11'5" x 9'8" (3.48m x 2.95m)
<b>Office</b>	6'6" x 4'8" (2.00m x 1.44m)
<b>Bathroom</b>	5'9" x 8'0" (1.77m x 2.44m)

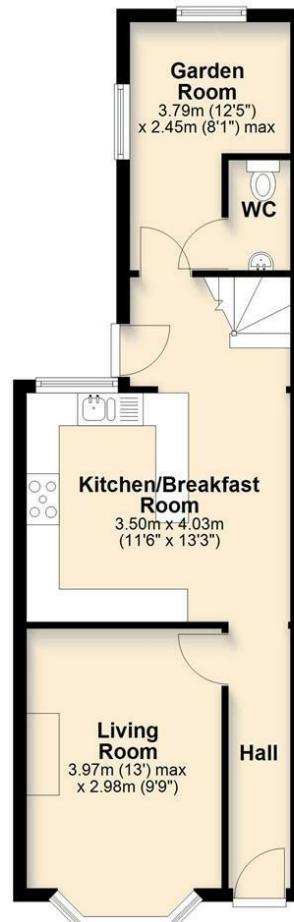


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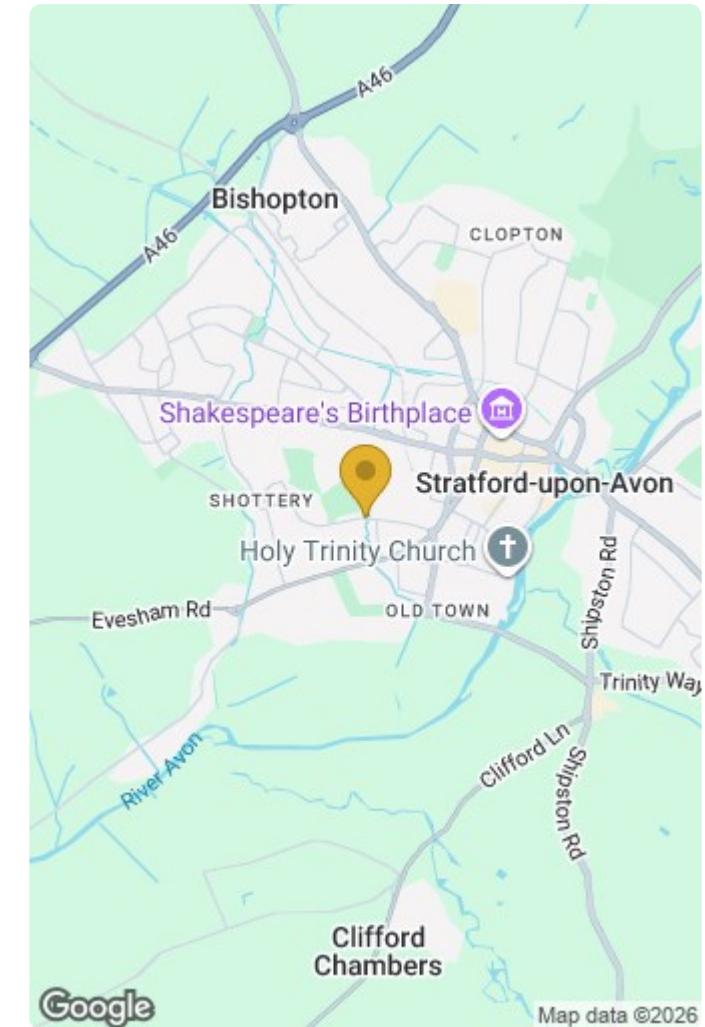
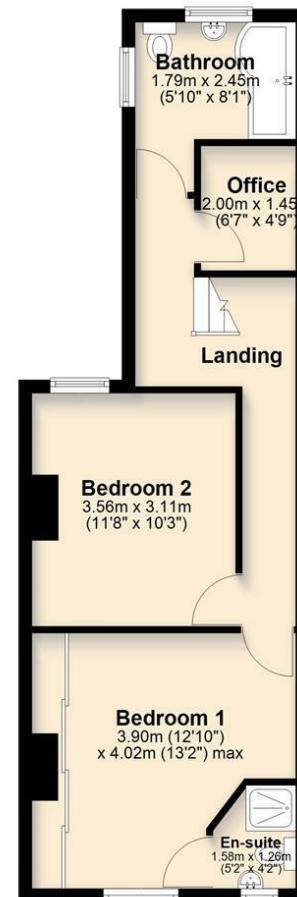


**Ground Floor**  
Approx. 44.5 sq. metres (478.9 sq. feet)



Total area: approx. 89.0 sq. metres (958.1 sq. feet)

**First Floor**  
Approx. 44.5 sq. metres (479.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	