



West Street, Stratford-Upon-Avon, CV37 6DN

£830,000



**KING**  
HOMES

\*\* West Street, Old Town \*\* Substantial Victorian Townhouse \*\* Generous 2,291 sq ft \*\* Exceptional Principal Bedroom Suite \*\* Double Garage \*\* Chain Free \*\* A rare opportunity to purchase a substantial Victorian townhouse in the heart of the Old Town, offering approximately 2,291 sqft of beautifully flexible accommodation, four generous bedrooms, three reception spaces and the exceptional benefit of a private garage. Blending period charm with modern upgrades, the property features a newly fitted kitchen, multiple bath and shower rooms, a low-maintenance west-facing garden and a layout perfectly suited to both family life and entertaining. Offered with no onward chain, this is stylish, convenient town living at its best.



This substantial and extended Victorian townhouse is superbly positioned on West Street in the heart of the Old Town, offering spacious and highly adaptable accommodation arranged over three floors.

The property extends to approximately 2,291 sq ft, complemented by the rare and highly desirable addition of a garage, an exceptional feature for such a central location.

The home has been carefully enhanced to suit modern living while retaining the charm and proportions typical of the Victorian era. Internally, the layout provides excellent flexibility, with three reception spaces that lend themselves equally well to family life, entertaining or home working.

The ground floor is accessed via a welcoming entrance hall with stairs rising to the first floor. To the front, an elegant sitting room features a bay window and attractive fireplace, creating a comfortable and characterful living space. This leads through to a generous open-plan kitchen and dining room, forming the social heart of the home. The kitchen has been newly fitted and is well appointed with quality units, work surfaces and integrated appliances, while the adjoining dining area offers ample space for both everyday use and larger gatherings.

To the rear, a light-filled garden room provides an additional reception area with glazed doors opening directly onto the garden, allowing for a seamless connection between inside and out. A separate utility room adds further practicality, alongside a ground floor shower room, which is ideal for guests or busy households.

The first floor offers four well-proportioned bedrooms. The principal bedroom is particularly impressive in scale and benefits from its own en-suite, while a second large double bedroom makes an excellent guest room. Two further bedrooms provide flexibility for family members, dressing rooms or study space, all served by a well-appointed family bathroom.

Outside, the rear garden has been designed with low maintenance in mind and enjoys a favourable westerly aspect, making it ideal for afternoon and evening enjoyment. The garage offers secure parking and valuable additional

storage, a feature rarely found in this part of the Old Town.

Offered to the market with no onward chain, this is a rare opportunity to acquire a sizeable and versatile Victorian home in one of the area's most sought-after locations.

**Services:**

Mains electricity, gas, water and drainage are connected.  
Gas central heating.

**Hall**

**Kitchen** 23'4" x 10'11" (7.12m x 3.35m)

**Dining Room**

12'5" x 11'10" (3.79m x 3.61m)

**Garden Room**

10'0" x 12'10" (3.07m x 3.93m)

**Living Room**

13'8" x 11'10" (4.18m x 3.61m)

**Utility**

6'9" x 5'7" (2.07m x 1.72m)

**Shower Room**

6'9" x 4'7" (2.07m x 1.42m)

**Garage**

18'9" x 17'8" (5.73m x 5.40m)

**Bedroom 1**

15'9" x 15'2" (4.82m x 4.64m)

**En-suite**

8'7" x 8'4" (2.62m x 2.56m)

**Bedroom 2**

14'1" x 16'10" (4.30m x 5.15m)

**Bedroom 3**

12'8" x 9'9" (3.88m x 2.98m)

**Bedroom 4**

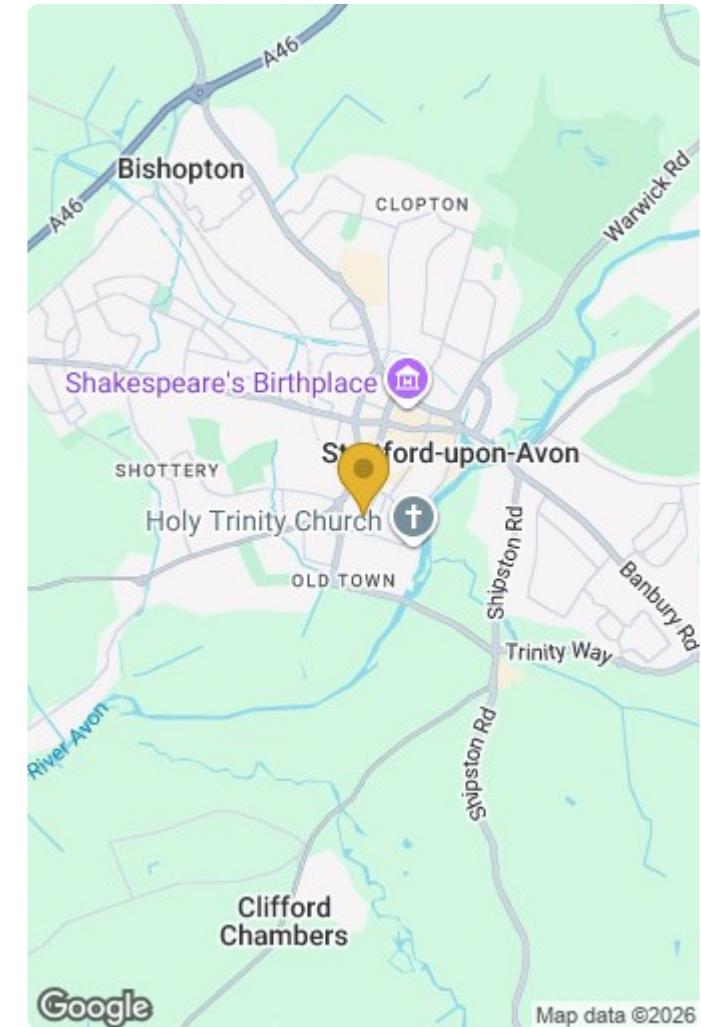
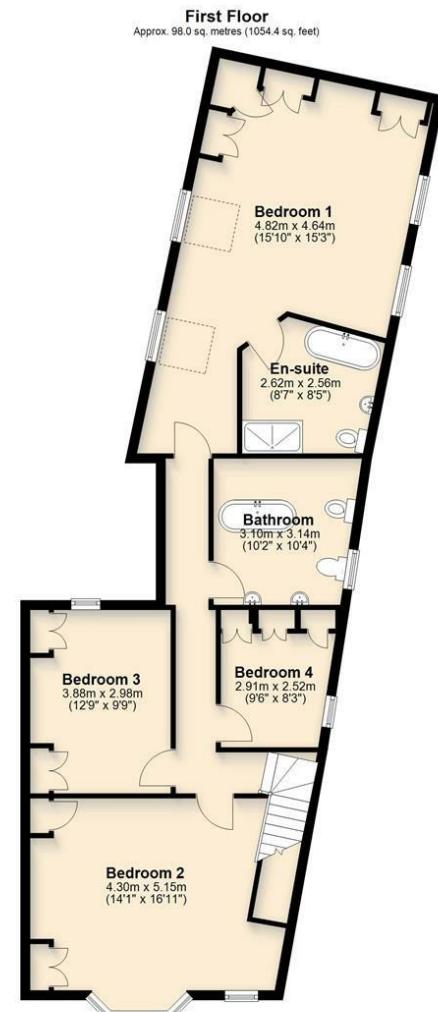
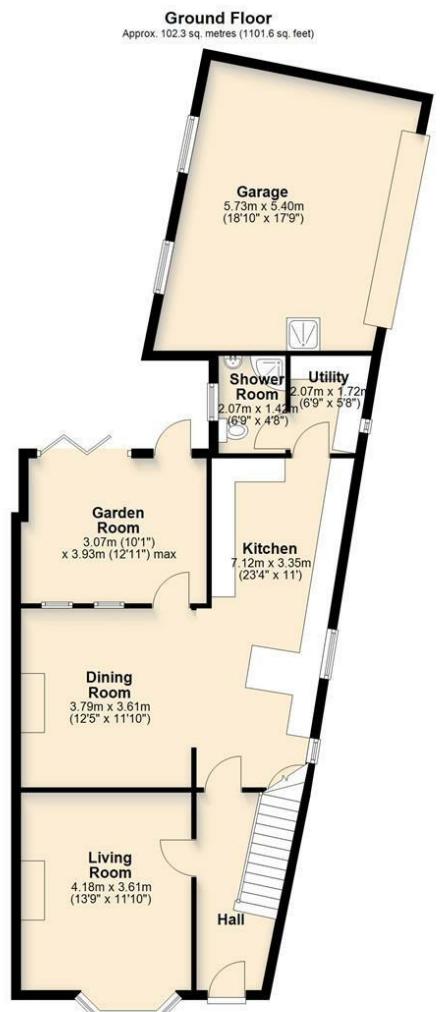
9'6" x 8'3" (2.91m x 2.52m)

**Bathroom**

10'2" x 10'3" (3.10m x 3.14m)







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 <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		