



New Street, Stratford-Upon-Avon

CV37 6DB

In Excess of **£875,000**



Not to be missed! This Grade II Listed, double fronted, end of terrace period cottage showcases four-bedrooms, garage to the rear, and a generous, beautiful, walled West facing rear garden. An absolute gem in the heart of the historic and fashionable 'Old Town' district of Stratford-upon-Avon town centre. This area of Old Town is noticeably quieter than other parts, so enjoy the convenience of being a stone's throw from town yet away from the hustle and bustle.

The most important elements to consider are location and potential. This property ticks both of those boxes in a big way, plus boasts great kerb appeal; it reminds me of the type of house I drew as a child being symmetrical and double fronted.

Quick look at the potential, this property boasts a lovely sized plot, so if you yearn for an open plan kitchen dining family room then there is scope to extend to the rear, and you would still be left with a lovely, pretty, walled garden when completed - the property is Grade II listed, so planning permission must be applied for and granted. Having been under the same ownership for the last few decades the property has been lovingly maintained but is now in need of some renewed energy and inspiration to restore to its former glory.



The property is entered via steps from the pavement up to the front entrance door, opening into an entrance lobby with stairs rising in front. The property flows effortlessly throughout the whole of the downstairs.



First on the left the sitting room, by day this is a light, bright room thanks to the dual aspect windows which floods the room with natural light and by night you can imagine it being a cosy and inviting place to relax and enjoy a movie. A centre placed feature fireplace is the main focal point of the room. There is ample space for the largest of sofas. A door off here opens into the kitchen breakfast room and a doorway with stairs descending to the converted cellar.

The cellar has previously been converted and offers the perfect for a study, games room, cinema room or gym. If you work from home, there are eight power points so you can position your desk and office equipment easily without any fuss. There are fitted cupboards that help keep the room tidy and clear.

Located at the rear, offering views overlooking the beautiful rear garden is the kitchen breakfast room, having plenty of fitted cupboards with under unit lighting. There is space for a fridge freezer and there is a gas AGA with a hotplate on the left and a simmering plate on the right on top, and a cooking oven and a warming oven beneath. A breakfast bar can be accommodated in this area, where you can perch and catch up with friends over a brew. A door takes you into an inner hallway with a back door accessing the rear garden and doors off to a useful pantry/utility cupboard with space and plumbing for a washing machine and you can stack a tumble dryer above if required. Next along is a downstairs wet room with wash hand basin and W/C. Lastly, a further door enters you into the dining room.





The dining room is located on the front on the opposite side to the sitting room, This is also a lovely room which has plenty of space for a large dining table to accommodate the whole family or friends. In the colder winter months, whilst entertaining there is a gas feature fireplace that is remote controlled, and you can adjust the height of the flames. You can imagine this room coming alive on those special occasions with plenty of chatter and laughter. A door also flows back through into the entrance lobby.

Heading upstairs, the master bedroom is located on the front and benefits with having fitted wardrobes to one wall, aiding in keeping the room decluttered. The second bedroom is another lovely bright and light room also enjoys dual aspect like the sitting room and there is space to accommodate a double bed. As both these bedrooms are East facing to the front, you would wake up to the morning sun pouring in through the windows. There are two further bedrooms located to the rear and a family bathroom which is fitted with a three-piece suite comprising Jacuzzi style bath having shower over.





Undoubtedly a key feature of the property is the beautiful, private, walled rear garden. Being West facing it enjoys sunlight for much of the day and is a surprising size given its central location. It's mainly hard paved with areas of artificial grass, well stocked and tended planted borders and a beautiful mature tree taking centre stage besides a water feature. Listening to the water feature creates a feeling of tranquillity and natural serenity. There is a modern, sleek design, metal framed pergola which has a manually operational louvred shutter roof which allows sun through when open or when part or fully closed provides shade and rain protection at your convenience. Another feature is to one side there is a side mesh panel which can be lowered to reduce wind/breeze and the ceiling heaters means you can enjoy al-fresco dining for most of the year. There is a brick built outbuilding with one section being utilised as a shed to store gardening equipment and the other side is where the gas central heating boiler is housed. There is a side gate that gives access on to Ryland Street.

To the rear, accessed via Ryland Street, at the bottom of the garden there is a single garage with a remote control up and over action door. The current owners park a small vehicle inside and there is also a courtesy door that opens into the garden. There is a short driveway in front of the garage. If you are a household with multiple vehicles or entertain lots of visitors you can always find places to park on-street nearby.

This is a unique opportunity to own a home full of warmth and character, in one of Stratford-upon-Avon's most desirable streets. Don't take my word for it, come and judge for yourself.

All main services are connected.





Council Tax band: E

Tenure: Freehold

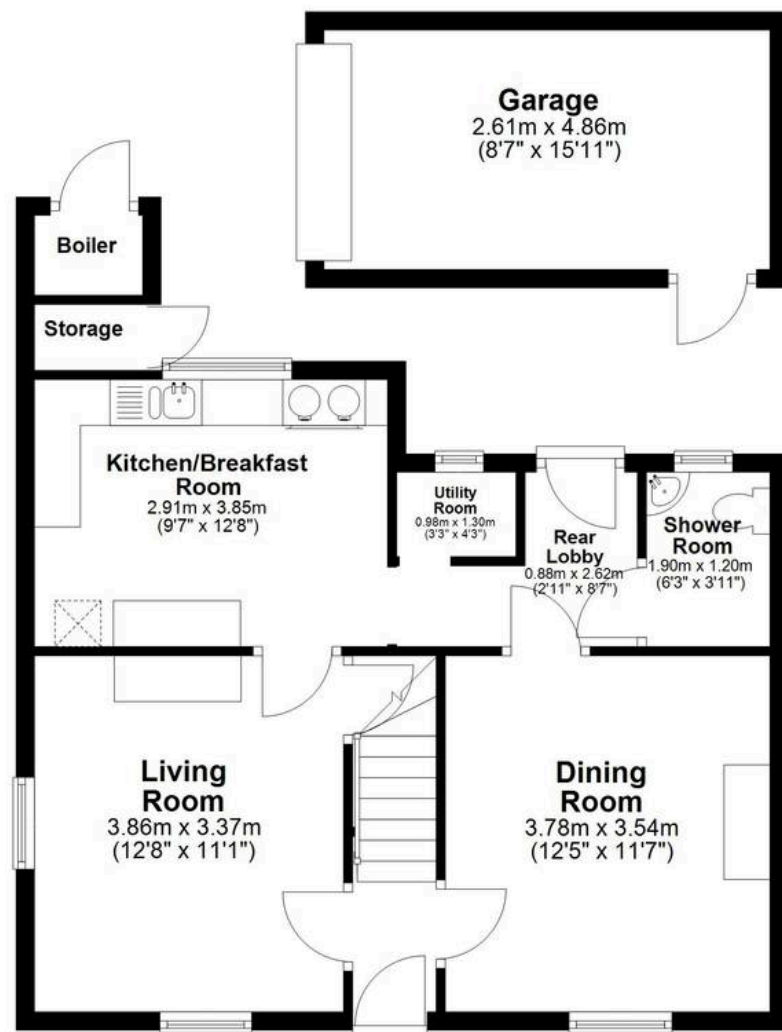
EPC Rating: Exempt

- Double Fronted Grade II Listed End of Terrace
- Four Bedrooms
- Two Reception Rooms
- Kitchen Breakfast Room
- Study / Games Room in Converted Cellar
- Downstairs Wet Room
- West Facing, Private, Beautiful, Walled Rear Garden
- Garage to Rear
- Highly Sought After Location - Old Town District
- Walking Distance to Town Centre, RSC Theatre and Holy Trinity



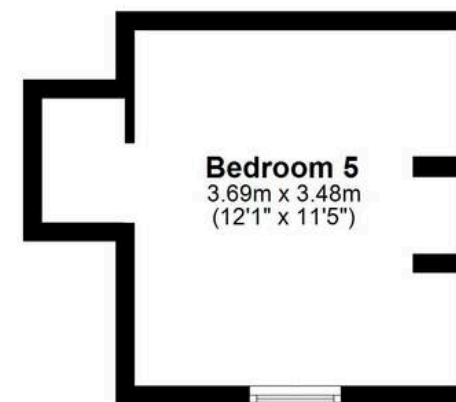
Ground Floor

Approx. 65.2 sq. metres (702.1 sq. feet)



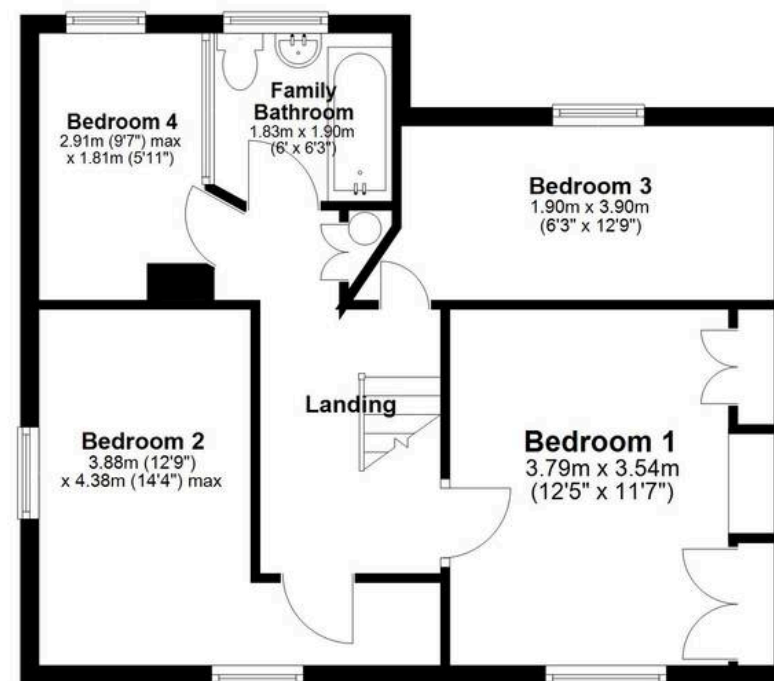
Basement

Approx. 15.1 sq. metres (162.7 sq. feet)



First Floor

Approx. 51.1 sq. metres (550.3 sq. feet)



Total area: approx. 131.5 sq. metres (1415.0 sq. feet)



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