



**Loxley Road, , Stratford-upon-Avon, CV37 7DU**

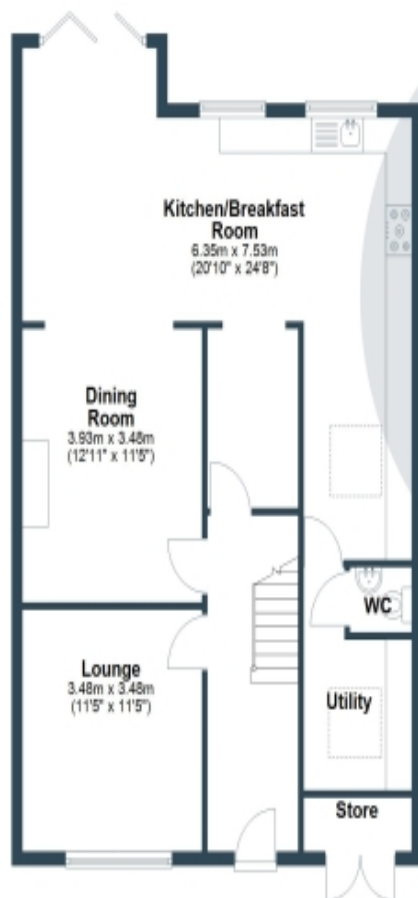
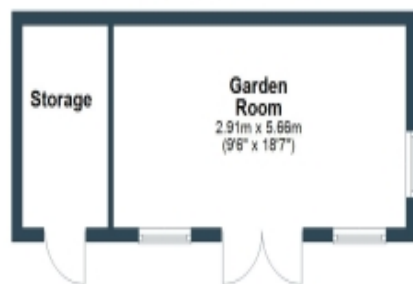
**Offers In Excess Of £600,000**





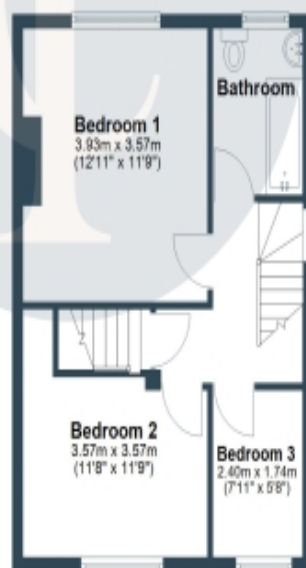
## Ground Floor

Main area: approx. 66.6 sq. metres (334.0 sq. feet)  
Plus outbuildings, approx. 16.3 sq. metres (171.1 sq. feet)



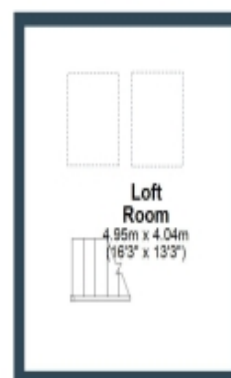
## First Floor

Approx. 60.9 sq. metres (660.0 sq. feet)



## Second Floor

Approx. 20.0 sq. metres (215.1 sq. feet)



Main area: Approx. 147.7 sq. metres (1589.9 sq. feet)  
Plus outbuildings, approx. 16.5 sq. metres (177.1 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



A traditional semi-detached family home that has been sympathetically extended to create a handsome home ideal for any growing family. Perfectly positioned on the highly regarded Loxley Road to what is already a great outside space, mature gardens are even more special. The house itself is well-presented and thoughtfully arranged, providing a versatile layout suited to modern living with a blend of character and charm.

Highly sought after location in Stratford-upon-Avon, convenient for local schools, shops, and green spaces, and well placed for access into town or towards the M40.

The property enjoys a position set back behind a driveway offering ample parking for several vehicles. The front aspect has been aesthetically improved via a timber open canopy, stylish porch, creating an eye-catching frontage.

The property offers an inviting entrance hallway with a cloak cupboard and a direct view through to the mature gardens. At the front of the property is a generously sized sitting room ideal for cosy winter evenings and settling in front of a film.

At the rear of the home is where we believe the property comes into its own, with a large extended "L" shaped family dining kitchen with a great deal of storage, with a range of matching wall and base units, solid oak butcher-block work surfaces including a useful breakfast bar for a quick catch-up in the morning or a casual glass whilst dinner is being cooked. Appliances are conveniently integrated and include a Range oven, dishwasher, and fridge freezer. The room is drenched with natural light via bifold doors to the garden, two windows, and two featured roof lanterns. The dining area wraps itself into a snug area with a focal point of a log burner. This is everything and more as the hub of the house, creating space for dining and relaxing after dinner or socialising with guests whilst you play chef, all whilst exchanging direct views over the garden.

Completing the ground floor is a utility & cloakroom/W.C converted from the former garage.

Upstairs are three bedrooms and a family bathroom with a vanity unit, "P" shaped bath with a shower over, and tiling to the floor and walls.

The loft has been partially converted to a loft room accessed via an enclosed staircase. The current owners use this as an occasional bedroom as it is a double room with Velux windows. Please note this room has not been valued as a bedroom, but is a very useful space.

Outside the property, accommodation extends to a fully insulated log cabin with electrics, lighting, and wifi. An ideal home office, hobby room, or guest space for relatives that drop by! There is a further storage area attached via an attached shed. The cabin is an attractive, stylish addition to this already fabulous home.

The mature garden is laid to lawn with several independent seating areas via a patio, decked area with further ample space for BBQ and alfresco dining. If you are a keen gardener or just enjoy relaxing in your private sanctuary.

As mentioned, the garage has been converted, and the remainder is accessed via double-opening doors and offers storage.

Viewing is an absolute must to appreciate the position, size, and generous accommodation. We think this property is a must-see.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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Tel: 01789 590 988  
Mob: 07947112186  
West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF  
[www.emmafranklinstateagents.co.uk](http://www.emmafranklinstateagents.co.uk)