








22 AVENUE ROAD

Stratford-upon-Avon, Warwickshire



AN EXCEPTIONAL FAMILY HOME

In a quiet, popular residential area close to the Welcombe Hills.

		
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		EPC
Double	C	

Distances: Stratford-upon-Avon town centre 0.6 mile, Warwick 9 miles
Warwick Parkway Station (Intercity trains to London Marylebone from 69 mins), M40 (J15) 8 miles
Leamington Spa 12 miles, Chipping Campden 12 miles, Birmingham International Airport 23 miles
(All distances and times are approximate)



SITUATION

Avenue Road is one of the prime residential roads in Stratford-upon-Avon, a quiet and leafy area close to the Welcombe Hills and the town centre. Stratford-upon-Avon is renowned as the region's cultural centre, and in the town, there is a wide range of shopping, recreational facilities, quality restaurants, public houses and gastro pubs all within walking distance.

The area is well served by schools, including The Croft Prep School, King Edward VI Grammar School for Boys, Shottery Grammar School for Girls and Stratford High School. Warwick and Leamington Spa are also nearby and provide additional shopping facilities and schools.

For the commuter, the M40 is easily accessible and there are regular trains from Warwick Parkway and Stratford-upon-Avon, to both Birmingham and London.





THE PROPERTY

Situated in a cul-de-sac at the top of one of the best-regarded roads in Stratford-upon-Avon and set behind two sets of electric gates, this impressive property features spacious accommodation arranged over two floors, providing both comfort and flexibility for modern living. The property is positioned just moments from the Welcombe Hills, offering scenic walks, while also being just half a mile from the vibrant town centre.

The large oak door is a prominent feature of the property with a pitched oak-framed porch and full-height glazing, allowing plenty of light to flood into the hallway. The entrance hallway has tiled flooring, part vaulted ceiling, a guest cloakroom and reception rooms leading off. A study/playroom has a front aspect, and the generous dining room has double doors opening from the hall. The light and spacious drawing room has two sets of french doors opening onto the rear patio and an inset gas fire.

The open-plan kitchen/dining/family room has tiled flooring, underfloor heating in the family area, a roof lantern, and two sets of sliding doors that open into the garden. There is a breakfast bar, worktops and integrated appliances include a Bosch double oven, grill, warming drawer, induction



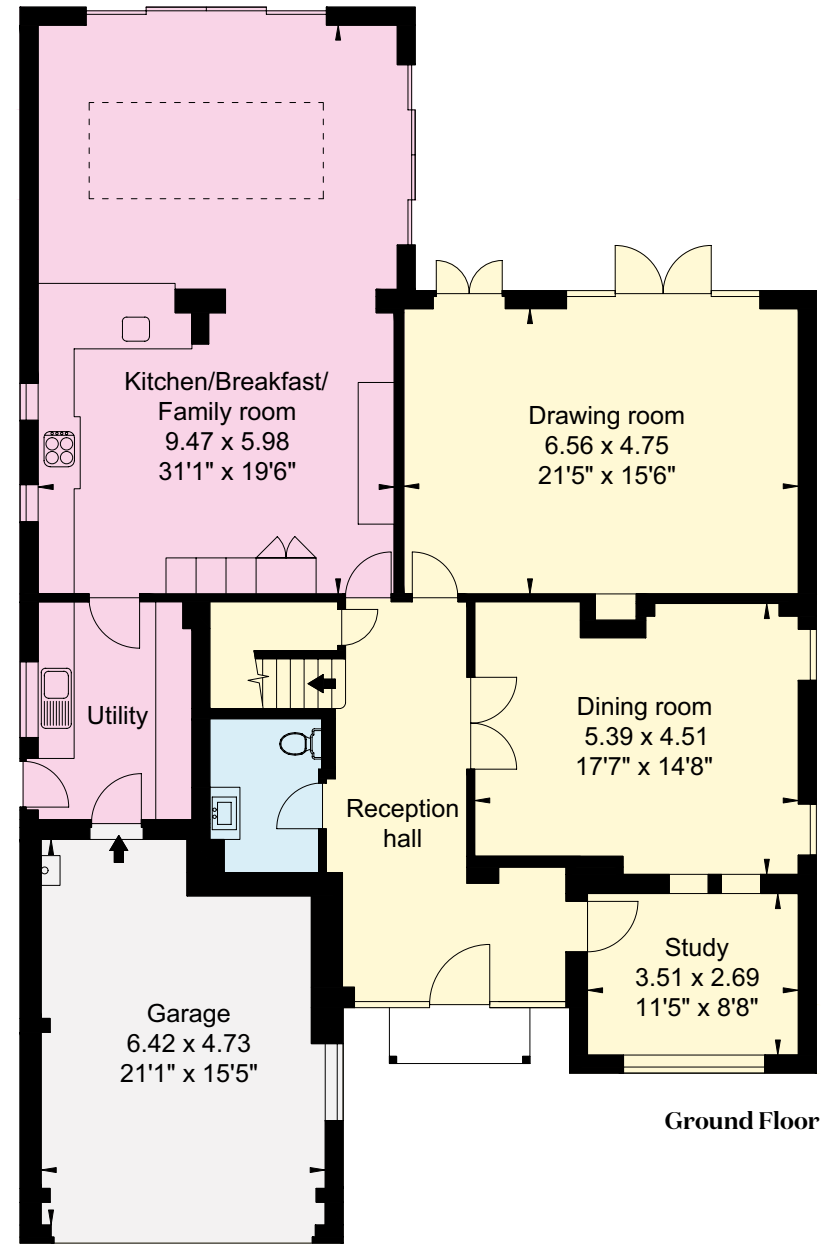
hob, dishwasher and fridge. Tiled flooring continues into the utility, which has access to the garage and the side pathway, as well as space and plumbing for a fridge, washing machine and dryer.

Upstairs, the principal bedroom suite has lovely views over the garden thanks to a full-height window, an en suite bathroom with a separate bathroom and a walk-in dressing room. Bedroom two is equipped with two sets of fitted wardrobes, has a front aspect and has its own en suite shower room. Bedroom three has a fitted wardrobe and an en suite shower room. The jack and jill family bathroom services the two remaining bedrooms.

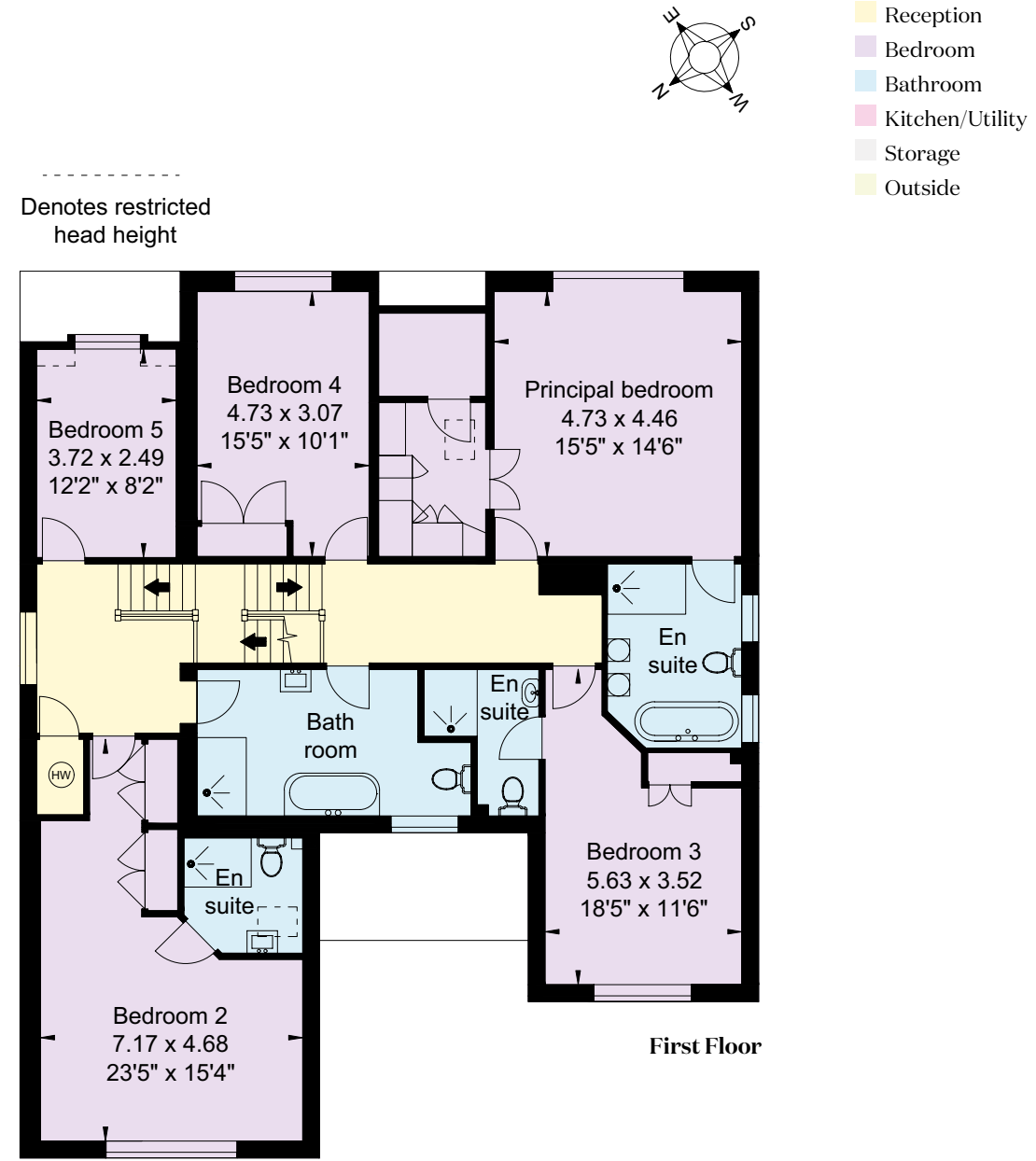
The rear south-east facing garden is private and walled on three sides. In one corner, there is a seating area underneath a pretty pergola. The remaining garden is laid to lawn with well-stocked borders, and a terrace stretches the width of the property.

There is parking for several cars on the “in and out” driveway. The double garage has electric doors, and an internal door provides access to the inside of the property. A pathway runs around both sides of the property allowing easy access from the front to the rear.





Approximate Gross Internal Area = House: 317 sq m (3,413 sq ft)
Garage: 28 sq m (302 sq ft)
Total: 345 sq m (3,715 sq ft) inc. restricted head height



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

PROPERTY INFORMATION

Services: All mains services are connected to the property. Gas-fired central heating.

Directions (CV37 6UW)
What3words:///dent.bliss.shower

Tenure: Freehold

Local Authority: Stratford-on-Avon District Council.

Council Tax: Band G

Viewing: By prior appointment only with the agents.



I would be delighted
to tell you more.

Samantha Bysouth

01789 297735

samantha.bysouth@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

knightfrank.co.uk

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Date: 12 May 2025
Our reference: STR012541271

22 Avenue Road, Stratford-upon-Avon, CV37 6UW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,495,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

Samantha Bysouth

Associate

+44 1789 206 953

samantha.bysouth@knightfrank.com

Knight Frank, Stratford

Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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