



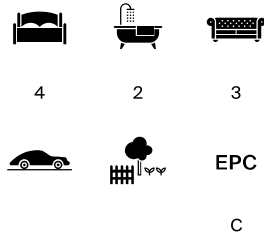
147 EVESHAM ROAD

Stratford-upon-Avon, Warwickshire



A BEAUTIFULLY APPOINTED DETACHED FAMILY HOME

Within a sought-after residential area, offering convenient access to local amenities and the historic town centre of Stratford-upon-Avon.



Distances: Stratford-upon-Avon 1 mile, M40 (J15) 7.5 miles
Warwick and Warwick Parkway train station 9 miles, Birmingham International Airport 23 miles
(All distances and times are approximate)

SITUATION

Evesham Road is situated within a sought-after residential area, offering convenient access to local amenities and the historic town centre of Stratford-upon-Avon.

Stratford-upon-Avon is renowned as the region's cultural centre and is home to The Royal Shakespeare Company. The town has a number of quality restaurants, public houses and dining pubs with excellent reputations, all within walking distance of the property. Stratford Racecourse is also within very easy walking distance of the property.

The amenities of Shottery village are also on your doorstep with Anne Hathaway's Cottage (William Shakespeare's wife's house), village hall, The Bell public house, primary school and Shottery Girls Grammar School.

Stratford-upon-Avon has a great range of state, grammar and private schools, including the Boys' Grammar School, Stratford Prep School and The Croft Prep School, all within walking distance of the property. There are excellent shopping and leisure facilities in Stratford-upon-Avon, Warwick and Leamington Spa.

The M40 (J15) is readily accessible for commuters, providing routes to Birmingham to the north and London to the south. Shottery lies just to the north of the Cotswolds.

THE PROPERTY

147 Evesham Road is an excellent detached family home within walking distance of Stratford-upon-Avon town centre. The property is accessed through the front door, which is located discreetly on the side of the property and opens into the entrance hallway. The drawing room has a front aspect, featuring a newly fitted carpet and a charming bay window, complemented by an additional window, both dressed with shutters allowing for an abundance of natural light.





Generously proportioned, this space is perfect for family living. The impressive kitchen forms the heart of the home, featuring wooden flooring and French doors that open directly on to the garden, creating a seamless indoor-outdoor flow. It is well-appointed with wooden worktops, a ceramic sink, a Rangemaster cooker. A useful storage cupboard complements the space, along with a separate utility room that provides access to the garden and leads to a conveniently located cloakroom. A staircase leads from the kitchen downstairs to an office/playroom located on the lower ground floor.

On the first floor, the principal bedroom enjoys a lovely vaulted ceiling and views over the garden. It benefits from a walk-in dressing room and a modern en suite shower room, which features a generous walk-in shower and contemporary fittings. There are two further good-sized double bedrooms and a single bedroom/nursery. These three bedrooms share the family bathroom.







A very generous terrace with sleek porcelain tiling provides an excellent space for entertaining. Gated side access is available on one side of the property, while beyond a charming picket fence, the remaining garden is laid to lawn with well-stocked borders. The gravel driveway at the front provides ample parking space for several cars.

PROPERTY INFORMATION

Services: Mains water, electric and drainage. Gas fired central heating.

Tenure: Freehold

Local Authority: Stratford-on-Avon District Council

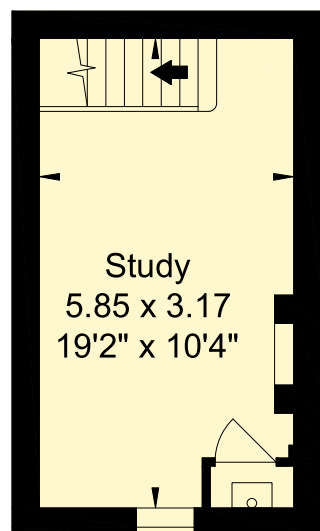
Council Tax: Band E

Directions (CV37 9BP): What3words:///olive.liked.dome

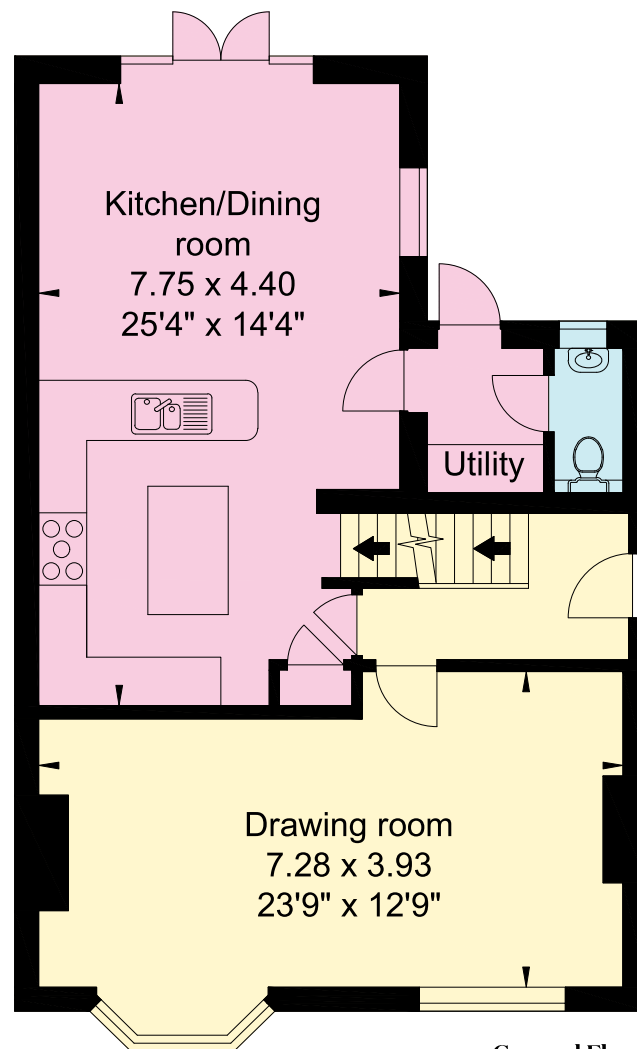




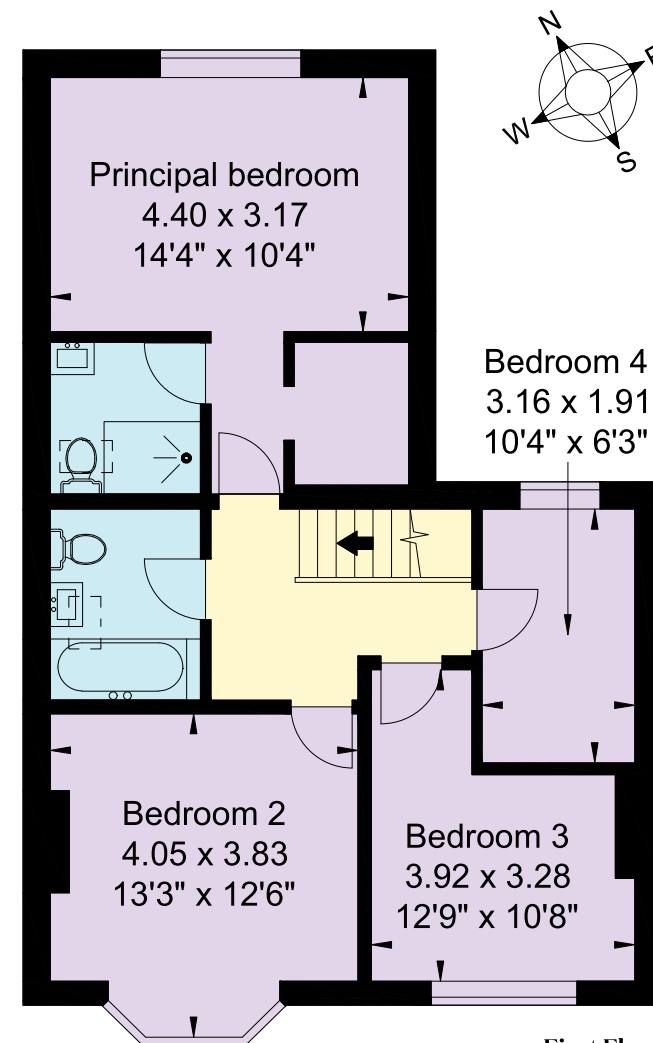
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Lower Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area
161 sq m (1,733 sq ft)

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.



I would be delighted
to tell you more.

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Date: 27 May 2025
Our reference: STR012554214

147 Evesham Road, Stratford-upon-Avon, CV37 9BP

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£725,000**.

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We'd love to help you.

Yours faithfully



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