



67 Shipston Road
Stratford-upon-Avon | Warwickshire | CV37 7LW

FINE & COUNTRY

STEP INSIDE

67 Shipston Road

A stunning four-bedroom, four-bathroom family home on a large plot with opportunities to extend or develop further. Within 8 walking distance of the town centre this beautiful home features three reception rooms, a large open plan kitchen dining room and a spectacular garden with outdoor kitchen and fireplace providing the perfect setting to entertain and enjoy al fresco dining.

Ground Floor

Double doors open into a porch with period tiled flooring and a stained-glass door leading into the entrance hall. At the front of the property are two large reception rooms, the first of which features a large bay window and side window with shutters which flood the room with light, a wood burning stove, wooden flooring and period features including ceiling rose and high skirting.

The second reception room is currently used as a home office and benefits from, two large windows, wooden flooring, a wood burning stove and again boasts period features such as high skirting and an intricate ceiling rose.

To the rear of the property is the spectacular open plan kitchen dining room which features dual aspect windows and patio doors from the dining area which lead out onto the patio and garden beyond.

The beautiful shaker style kitchen is well laid out and boasts a large island with bar seating to one side and an induction hob and extractor above. Integrated appliances include Miele appliances such as double ovens with warmer drawer below and a convenient pantry cupboard is located just to the side of the kitchen.

A handy utility room and boot room are accessed through the kitchen and provide access both to the family room at the rear of the house and outside to the side of house.

The family room offers additional versatile living accommodation and is flooded with light from the patio doors which lead into the spectacular garden beyond.







First Floor

The spacious principal bedroom suite at the front of the home is bathed in natural light from a large bay window with shutters. It features a built-in wardrobe and an elegant ensuite with a generous walk-in shower and underfloor heating.

Additionally, three further double bedrooms, each with its own beautifully finished ensuite with underfloor heating, can be accessed on this floor.





Outside

Accessed via electric sliding gates, a large gravel driveway to the front and side of the property provides ample off-street parking for several vehicles with EV charging point and offers the space to extend to the side of the property (subject to planning).

A beautifully landscaped garden sits to the rear of the property with several patio areas linked with gravel pathways, grassy areas and mature flower beds and shrub borders.

The impressive entertaining area with covered outdoor kitchen and outdoor fireplace provides the perfect setting to entertain and enjoy al fresco dining.





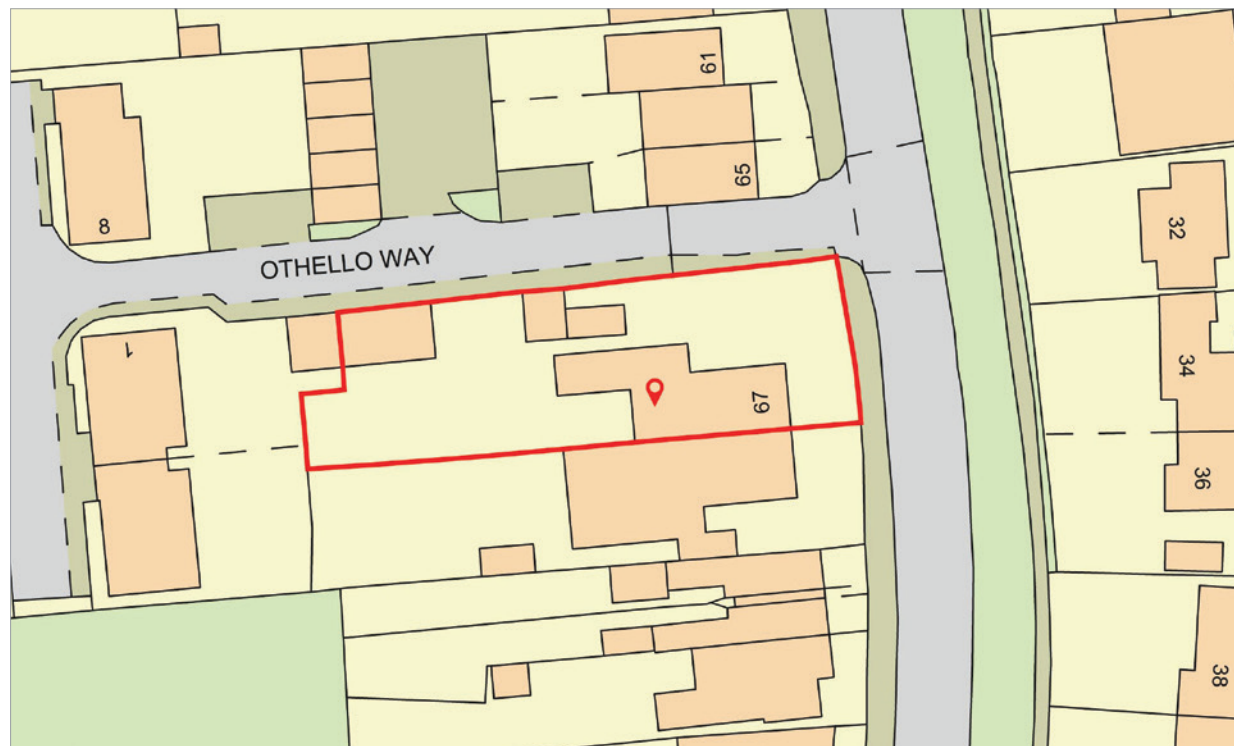
LOCATION

The enchanting town of Stratford-upon-Avon is a popular tourist destination owing to its status as birthplace of the playwright and poet William Shakespeare with visitors from all over the world. The Royal Shakespeare Company resides in Stratford's Royal Shakespeare Theatre, one of Britain's most important cultural venues.

The town itself has many buildings that have survived over the years and would have been familiar to Shakespeare. It also offers a thriving community offering a wide variety of leisure, dining and shopping experiences. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon.

Stratford-upon-Avon and Stratford-upon-Avon Parkway train stations offer direct services to London, Birmingham, Warwick, Warwick Parkway and Leamington Spa. There is also a coach station. Warwick Parkway, Leamington Spa, Honeybourne and Banbury also offer direct rail services to London and Birmingham. The central position of Stratford-upon-Avon makes it an ideal location for commuting to the entire country with easy access to the Fosse Way, M40, M42, M1 and M6. Leamington Spa is just twelve miles away and Banbury only 20 miles away. Birmingham International Airport is just 26 miles away.





Services, Utilities & Property Information

Utilities - The property is believed to be connected to mains electrics, water, drainage and gas central heating.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - FTTP - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

Tenure - Freehold

Directions - Postcode: CV37 7LW | what3words: ///fuel.kings.cloud

Local Authority: Stratford-on-avon

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07540 649103

Website

For more information visit F&C <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

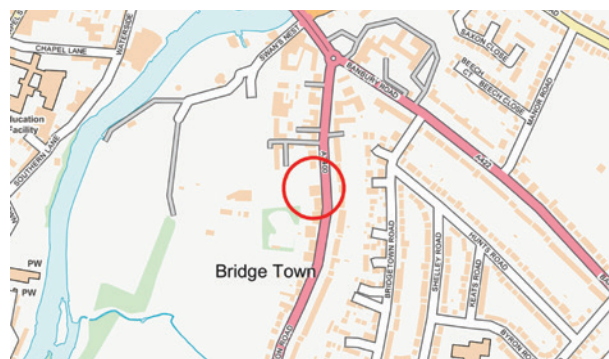
Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

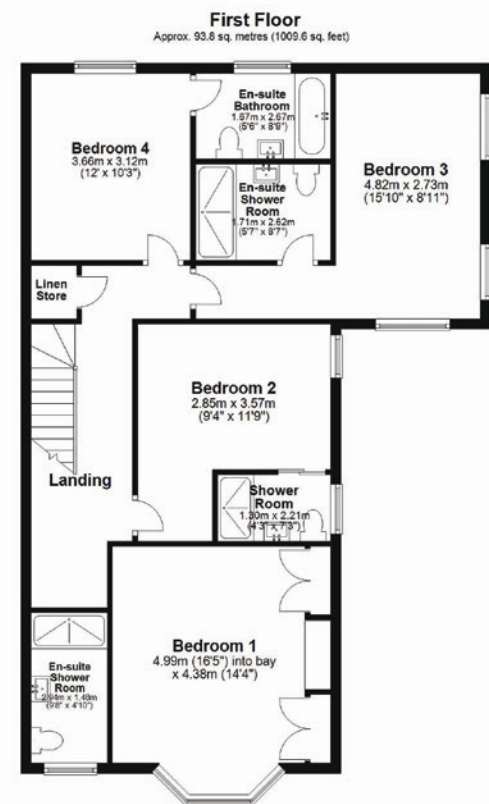
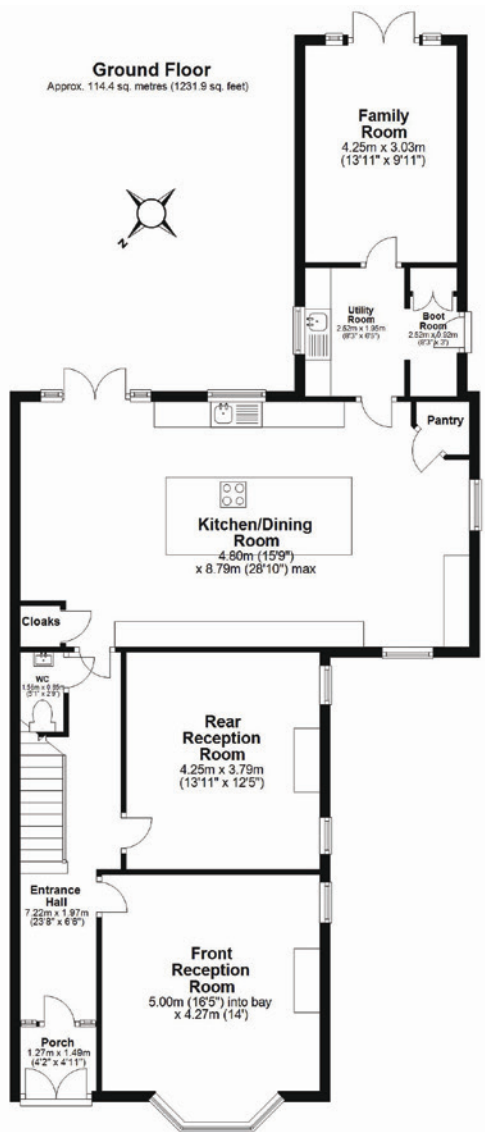
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

£1,250,000



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 55 D | 72 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Total area: approx. 208.2 sq. metres (2241.5 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 01.04.2025





JAMES PRATT

PARTNER AGENT

follow Fine & Country Stratford-upon-Avon on



Fine & Country Stratford-upon-Avon
Elizabeth Court, Church Street, Stratford-upon-Avon, Warwickshire CV37 6HB
07540 649103 | james.pratt@fineandcountry.com
01789 332600 | stratford@fineandcountry.com

