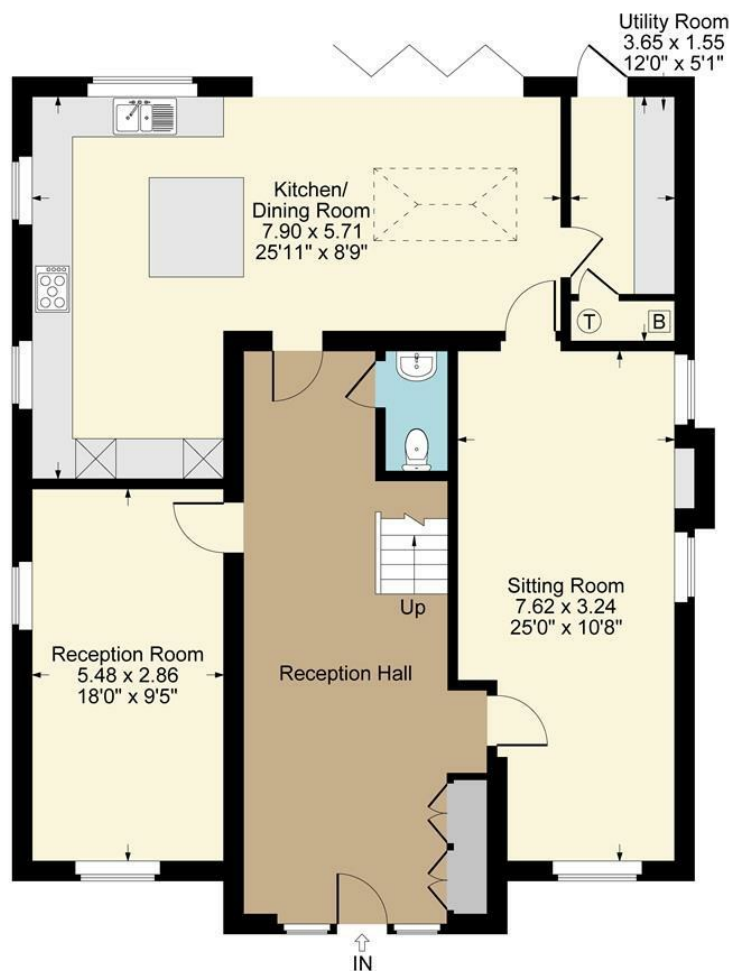


Peter Clarke

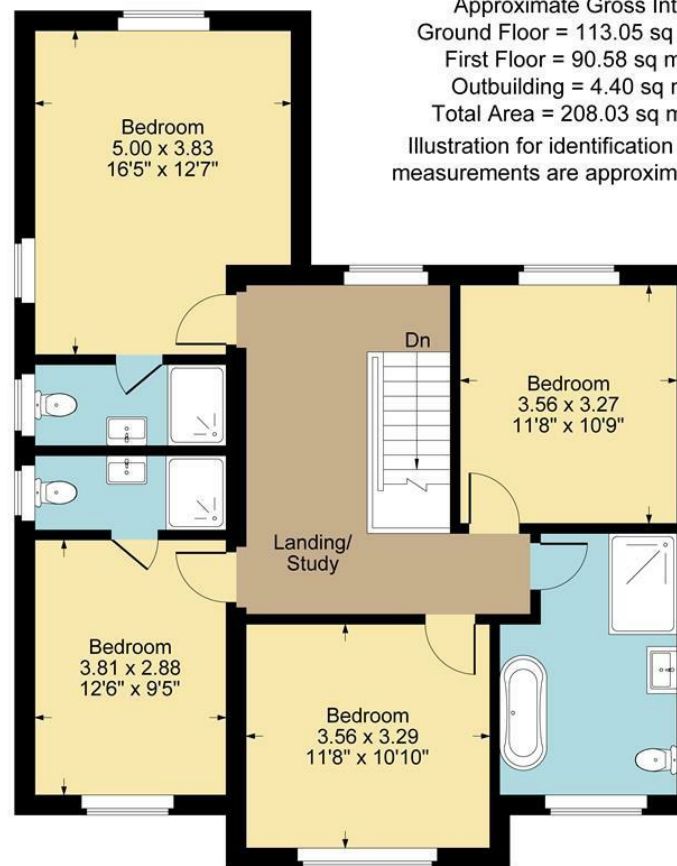


25 Brookvale Road, Stratford-upon-Avon, Warwickshire, CV37 9QD

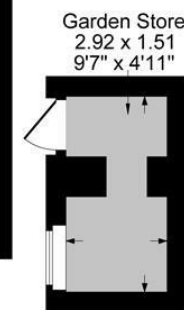
25 Brookvale Road, Stratford-upon-Avon



Ground Floor



First Floor



Outbuilding

Approximate Gross Internal Area
 Ground Floor = 113.05 sq m / 1217 sq ft
 First Floor = 90.58 sq m / 975 sq ft
 Outbuilding = 4.40 sq m / 47 sq ft
 Total Area = 208.03 sq m / 2339 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

- Very close walk to the town centre
- Catchment for outstanding schools
- Very large welcoming entrance hall
- Two reception rooms
- Striking kitchen/family room with utility
- Four generous double bedrooms & three bathrooms with underfloor heating
- Solid oak doors & finished to a high standard
- Private large west-facing garden backing onto the River Avon brook
- Driveway parking for three cars and on-street parking



Offers over £950,000

Situated in the mature residential area of Shottery, just a short walk from the town centre, this substantial four-bedroom detached home has been designed by Grand Designs panellist Steev Ellson. Finished to a high standard, it combines light-filled interiors with practical family living, and, set within catchment area for outstanding schools, offers a considered balance of quality, space and setting.

The interiors are bright and beautifully finished, beginning with an impressive entrance hall that leads to two versatile reception rooms and a striking kitchen and family room — the true heart of the home — complemented by a practical utility. Solid oak doors paired with subtle chrome detailing throughout enhance the sense of quality.

Upstairs four generous double bedrooms provide flexible accommodation, ideal for family life or home working, while three contemporary bathrooms with underfloor heating bring both comfort and ease. The west-facing rear garden is a standout feature: mature, private, and backing onto the River Avon brook, it creates a tranquil backdrop where the gentle sound of water enhances the sense of retreat. Parking for three cars further adds to the home's convenience.

Designed for modern family living, this is a home that blends considered design with comfort and quality at every turn.

ACCOMMODATION

A contemporary front door, framed by privacy glass panels, welcomes you into

EXCEPTIONAL ENTRANCE HALL

filled with natural light, neutral tiled flooring, cloak storage, modern pendant and downlighters.

CLOAKROOM

wc, wash hand basin, tiled floor, downlighters.

KITCHEN/FAMILY ROOM

spacious and light-filled with room for dining, seating and relaxing, featuring large bi-fold doors and a striking atrium framing the impressive west-facing

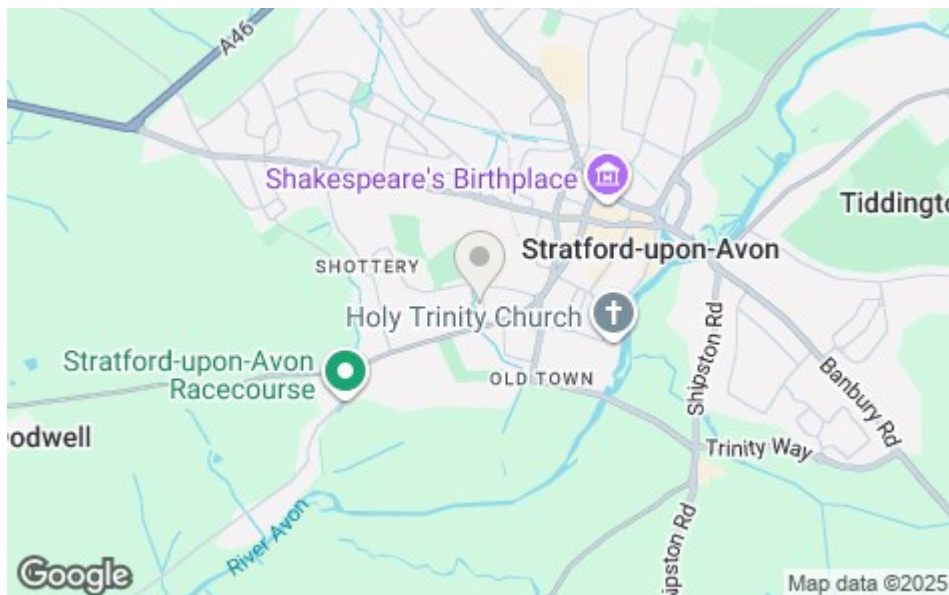
garden. Fitted with soft-close cupboards and drawers, quartz worktops, large central island with breakfast bar, two Neff ovens, five-burner hob with filter hood over, Franke one-and-a-half bowl sink, built-in dishwasher, built-in bins, and space for an American fridge freezer. Finished with tiled flooring and underfloor heating.

UTILITY ROOM

light-filled room with a contemporary glazed door, fitted with soft-close cupboards, work surface, one-and-a-half bowl sink, and space for a washing machine and dryer. Finished with tiled flooring and downlighters. Enclosed Worcester Bosch boiler and ThermaQ large water tank system.







SITTING ROOM

with chimney breast ready to house wood burning stove, dual aspect.

SECOND RECEPTION ROOM/SITTING ROOM

currently used as a gym, dual aspect, downlighters.

LARGE FIRST FLOOR LANDING/STUDY AREA

with downlighters with contemporary wooden balustrades.

BEDROOM ONE

with dual aspect.

EN SUITE

with wc, wash basin with drawers below, large shower cubicle with rainfall shower head, tiled floor, tiled splashbacks, downlighters and underfloor heating.

BEDROOM TWO

with access to roof space.

EN SUITE

with wc, wash basin with drawers below, large shower cubicle with rainfall shower head, tiled floor, tiled splashbacks, downlighters and underfloor heating.

BEDROOM THREE

BEDROOM FOUR

LUXURY BATHROOM

with wc, large wash basin with drawers below and large low level walk in with electric shower with rainfall shower head and attachment, oval freestanding bath and taps with underfloor heating and downlighters.

OUTSIDE

at the front, mature hedges, planted borders, and established rosemary and bay trees frame a driveway with parking for three cars. Gated access is available on both sides of the property, with the addition of a cold water tap, outdoor power sockets, and CCTV. Indian sandstone paved pathways lead to

MATURE WEST FACING PRIVATE REAR GARDEN

the private garden features a generous full-width Indian sandstone terrace with views across the lawn and mature trees beyond. Two landscaped planters are filled with classic English cottage-style planting, a large lawn is bordered by established beds, with a brick-built air raid shelter offering useful garden storage and six-foot wood fencing to either side. At the far end, the garden meets the brook, creating a tranquil backdrop enhanced by the sound of running water. Practical touches include a cold water tap, outdoor power socket, and floodlights with motion-sensor lighting to both sides of the property.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

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Peter Clarke

