



# FOR STARTERS



OFFERS IN EXCESS OF  
£465,000

## MAIN COURSE

Welcome to this charming and exceptionally unique property, perfectly situated within easy reach of the vibrant heart of Stratford upon Avon. Nestled on a coveted corner plot, this residence boasts a feature that's a rarity in this sought-after location - a detached double garage. A true haven for classic car enthusiasts or a canvas for those with creative visions, this property offers the potential to convert the garage into an annex or a versatile home office, subject to the usual consents.

As you step inside, you'll discover a well-maintained home brimming with character, waiting for your personal touch to bring it into the modern age. The ground floor has been thoughtfully extended to provide a welcoming and spacious environment.

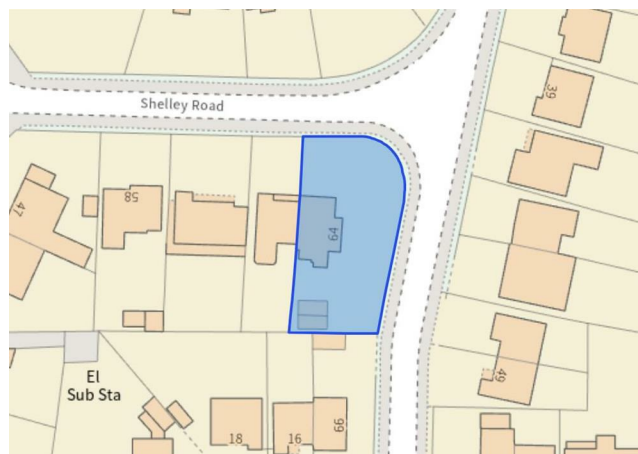
Upon entering, an inviting entrance porch leads you into the main hall, complete with a storage cupboard and an additional under stairs cupboard. To your right, you'll find the bright and airy sitting room, where two generously sized windows bathe the space in natural light. The central fireplace creates a cosy focal point, perfect for those chilly evenings.

Adjacent to the sitting room, a separate dining room beckons, illuminated by sliding patio doors that grant access to views over the south-facing landscaped garden. Double doors link the dining room to the extended kitchen and breakfast room, offering plenty of storage, worktop space, and room for a table and chairs. A convenient utility room with space for a washing machine and a downstairs toilet can be found just off the kitchen, and there's even potential to combine the dining and kitchen areas for an open, expansive layout.

Venture upstairs to discover three generously proportioned bedrooms and a spacious shower room. The main bedroom is a standout feature, enjoying dual aspect windows and offering the opportunity to add an en-suite if desired.

For those seeking additional space, a boarded loft with a ladder and lighting awaits your creative touch, offering endless possibilities for customisation.

Outside, a wrap-around garden, primarily laid to lawn and framed by mature hedges, provides a serene escape. To the front, a landscaped garden is complemented by the in-and-out driveway and a block-paved section in front



of the double garage. A meticulously landscaped side garden features a gate to the front and provides easy access to the double garage, equipped with power, light, and even a pit for car enthusiasts.

This property is offered with the added benefit of no upward chain, making your transition into this unique home even smoother. Don't miss the chance to make this distinctive corner plot property your very own. Contact us today to arrange a viewing and explore the potential of this remarkable residence in Stratford upon Avon.



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - D



South Facing



Mains Gas,  
electric &  
Drainage are

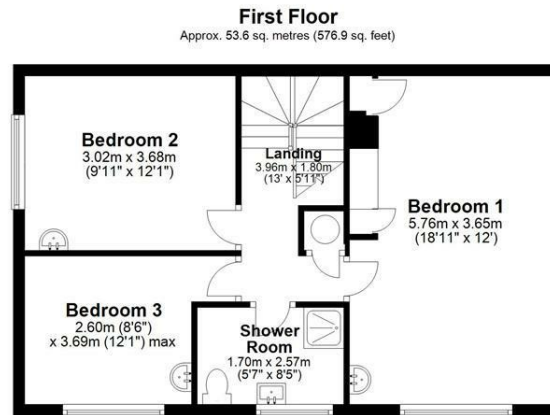
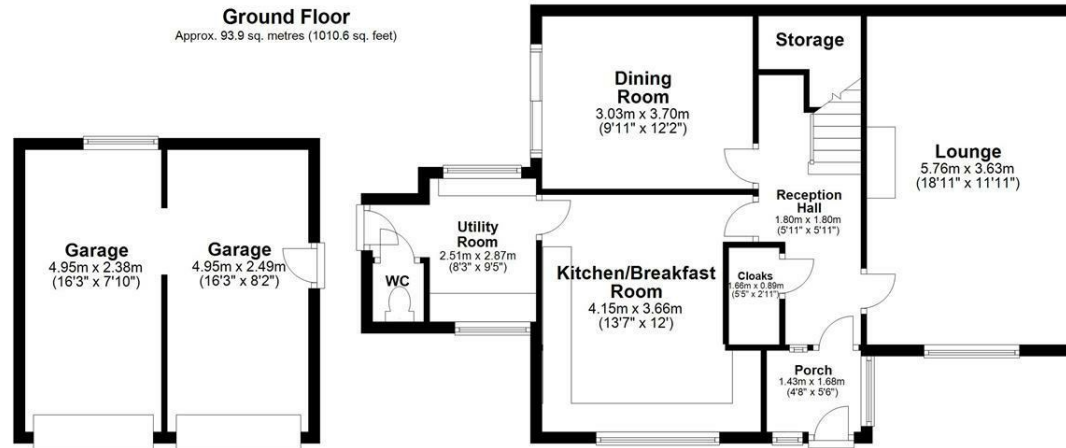


Heating System  
Gas



Bridgetown  
Primary School

WHY NOT TAKE  
A LOOK INSIDE?  
GIVE US A CALL  
01789 414222



Total area: approx. 147.5 sq. metres (1587.5 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.

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