



FOR STARTERS



OFFERS OVER
£499,950

MAIN COURSE

Nestled within a stone's throw of the vibrant heart of Stratford Upon Avon, this captivating character-filled 3 double bedroomed residence epitomizes refined living. As you step through the front door, you are greeted by a spacious, light-filled hallway adorned with a winding staircase, guiding your gaze upwards to the tall ceilings that exude an aura of grandeur and space.

Leading off the inviting hallway, the living room unfolds in two distinct yet harmonious spaces. One corner features a captivating feature fireplace, evoking warmth and nostalgia, while the other showcases an effective modern gas fireplace, perfect for cosy evenings spent in repose. These areas seamlessly blend together, creating an inviting ambiance conducive to both intimate gatherings and tranquil moments of solitude.

Continuing through, the abode opens into a beautifully designed open-plan kitchen and dining area, where culinary delights are prepared amidst the convivial chatter of loved ones. A WC and utility room are conveniently nestled nearby, enhancing the practicality of daily living.

From the dining area, glass doors beckon you towards a picturesque courtyard garden, a stunning oasis bathed in sunlight perfect for alfresco dining.

Ascending the stairs, you are welcomed onto a generous landing, from which three airy double bedrooms beckon, each bathed in natural



light that dances through the expansive windows. A stunning family bathroom awaits, boasting modern amenities and elegant design, offering a sanctuary for relaxation and rejuvenation.

Throughout, this residence it is impeccably presented, marrying timeless charm with contemporary sophistication to offer a lifestyle of unparalleled luxury and comfort. For those seeking additional convenience, a garage is available for separate purchase, completing this exquisite offering in one of Stratford Upon Avon's most popular areas to live which really does have a village feel.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - D



North East Facing



Mains Electric,
Water, Drainage



Gas Central Heating



St Gregory's
Stratford High

WHY NOT TAKE
A LOOK INSIDE?
GIVE US A CALL
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APPROXIMATE GROSS INTERNAL FLOOR AREA:
131 sq m (1,410 sq ft)

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ma/15323

1 Mulberry Street
Stratford-upon-Avon

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

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