



# FOR STARTERS



GUIDE PRICE  
£595,000

## MAIN COURSE

Nestled within an exclusive, secure gated development, right in the heart of Stratford-upon-Avon, this stunning 4-bedroom townhouse offers the epitome of luxury living with unparalleled convenience. Just a stone's throw away from the iconic Royal Shakespeare Company (RSC) Theatre, and surrounded by a fabulous selection of restaurants and shops, this residence promises a lifestyle of both culture and comfort.

Upon entering, you are greeted by a welcoming hallway that sets the tone for the elegance and style that awaits. To the right, a modern kitchen awaits, equipped with top-of-the-line appliances and ample storage space, catering to both culinary enthusiasts and everyday convenience.

Flowing seamlessly from the kitchen is the spacious lounge combined with a dining area, extending an impressive 17 feet in depth. Bathed in natural light streaming through large windows, this open-plan living space offers versatility and charm, perfect for both relaxation and entertaining.

Beyond the dining area, double doors beckon you into a private rear walled garden, a tranquil oasis adorned with stunning wisteria. Whether enjoying a morning coffee or hosting an intimate gathering, this outdoor sanctuary provides a serene escape from the bustling Stratford town centre.

The townhouse features four well-proportioned bedrooms, each



offering a peaceful retreat for rest and relaxation. The master bedroom boasts a designer ensuite shower room, adorned with Philippe Starck sanitary ware, exuding sophistication and style.

Ideal for investors or those seeking a lock-up-and-leave lifestyle, this property offers both versatility and convenience. With two allocated parking spaces, parking will never be a concern, allowing you to explore the vibrant surroundings with ease.

Combining prime location, luxurious amenities, and stylish design, this townhouse presents an exceptional opportunity to experience the best of Stratford-upon-Avon living. Whether as a permanent residence, holiday home, or investment property, this exclusive gem offers a lifestyle of unparalleled comfort and sophistication in one of England's most cherished destinations.

## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - D



South West Facing



Mains Services

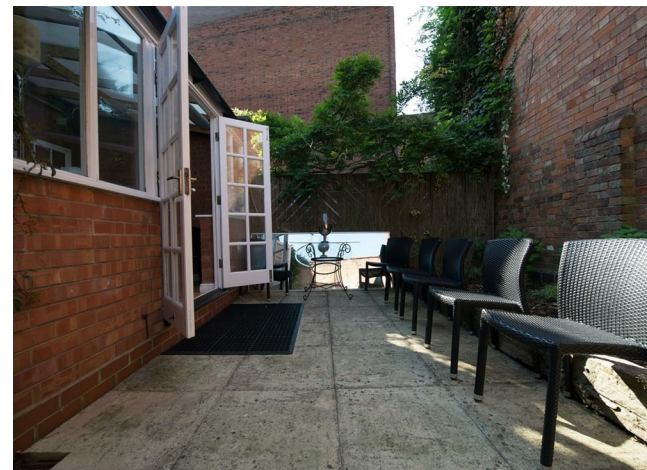
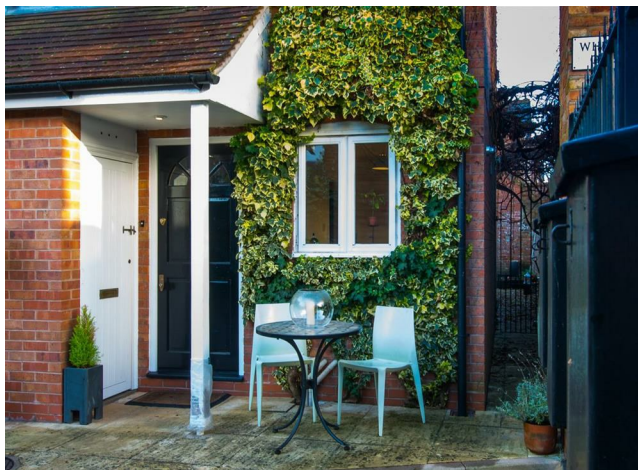
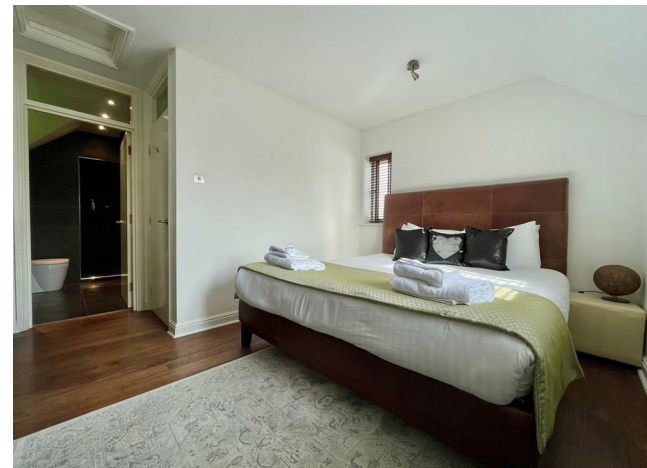


Gas Central Heating



Stratford Primary  
Stratford High

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### Ground Floor

Approx. 47.7 sq. metres (513.6 sq. feet)



### First Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



### Second Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



Total area: approx. 115.5 sq. metres (1243.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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