





# FOR STARTERS



GUIDE PRICE  
£875,000

## MAIN COURSE

Introducing an impressive 1930s four bedroom detached family home situated along a picturesque tree-lined avenue in the highly sought-after Shotton area, just a leisurely stroll from the vibrant heart of Stratford upon Avon. Thoughtfully renovated by its current owners, this stunning property boasts an exceptional standard of presentation, characterized by meticulous attention to detail and a sophisticated, high-end finish. Further adding to the appeal of this property, is the potential for future development, as there is already planning permission granted for a two storey extension to the rear.

Ideal for those in need of two reception rooms, a separate garden office, spacious plot, garage and ample parking, this residence offers an enticing combination of features. Each room is generously proportioned, flooded with natural light, and exudes a welcoming atmosphere. The mature plot surrounding the house adds to its charm, making it a true standout in the neighbourhood.

As you enter the property, you will find an inviting entrance hallway giving access to the downstairs rooms. The large sitting room with dual aspect views and a stunning open fire with ornate surround, has been tastefully designed to create a perfect space to sit and relax. Contemporary glass internal doors lead to the conservatory which leads out onto the garden. The second reception is versatile in use and has a feature gas living flame fire.

A well-appointed kitchen with a breakfast bar overlooks the rear garden and leads into a utility room giving access to the garage, rear garden, and downstairs shower room. The planning permission in place would allow you to extend this space to create a spacious open plan living/kitchen/dining room with a separate utility and downstairs shower room.



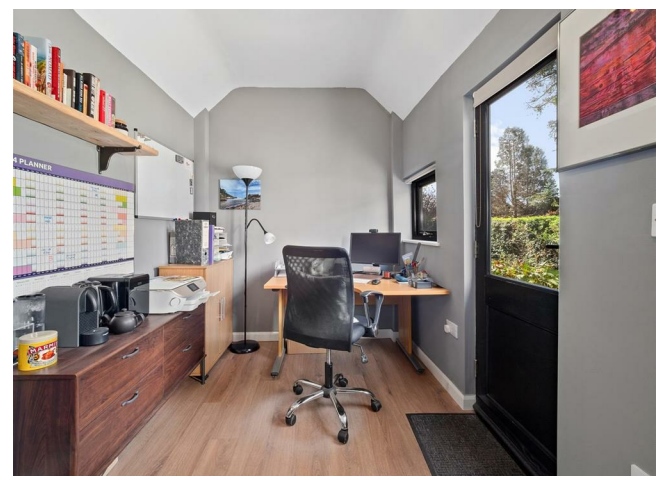


In addition to the downstairs accommodation is a brick built garden office which is accessed via the rear garden and has internet connection, power and electric heaters.

Upstairs, there are four bedrooms, one of which has a shower and sink. and a stylish bathroom provide comfortable accommodation for the family.

Outside, a mature, private south-facing rear garden awaits, providing a peaceful retreat for relaxation or outdoor gatherings. The large patio provides space for a seating area, while the expansive lawn area offers a safe and secure place for children to play. A block-paved driveway at the front of the property offers ample parking space, supplemented by a garage for added convenience.

With its blend of classic elegance and modern amenities, this distinguished home offers a lifestyle of luxury and comfort in one of Stratford's most desirable locations. Contact us now to arrange a viewing and experience the features of this exceptional property firsthand.



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - G



EPC  
Band - D



South Facing Garden



Mains Services  
Gas, Electric and  
Water



Heating System  
Gas Central Heating



Shottery Primary School,  
Stratford High &  
Stratford Girls Grammar

WHY NOT TAKE  
A LOOK INSIDE?  
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its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



First Floor

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