



# FOR STARTERS



OFFERS IN EXCESS OF  
£495,000

## MAIN COURSE

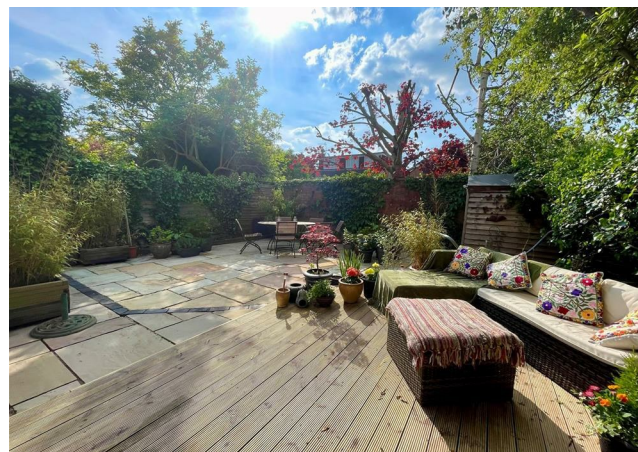
Welcome to this fantastic 4 bedroom detached family home, generously set back from the road and situated on a great plot. Rushbrook Road, off Banbury Road, is an increasingly popular location around 0.75 miles from Stratford-upon-Avon town centre. Located in the favoured area south of the River Avon, it appeals to families looking for a centrally located home.

As you enter the front door, the wow factor hits you! A large open plan kitchen, dining, family area, with french doors onto the garden. The kitchen is fitted with integrated appliances, a dream island in the centre, and plenty of worktops for cooking and preparing meals. This layout is ideal for modern living and is popular for its flexibility and versatility. It allows for natural light to flow throughout the space, creating a bright and airy atmosphere. It also encourages social interaction and communication, making it a great option for families and individuals who enjoy hosting guests.

Adjacent to the kitchen is a great sized utility area, downstairs WC, and an additional reception room, which is currently being used as the fourth bedroom. This room is perfect for guests staying, or if you have an older teen who wants their own space! Alternatively, if you are feeling creative, you could convert this into an annex, a great opportunity to earn some extra income!

To the front of the property is your separate living space, with 2 separate entrances and a large bay window, flooding the room with natural light. This room spans the full width of the property, allowing plenty of space for families to come together.

Upstairs you have three great sized bedrooms, one of them being used as an office. The two further bedrooms are both fantastic sized doubles, with



plenty of room for fitted storage. The extensive main bathroom is a delightful retreat. With a large walk-in shower and separate curved bathtub, this provides the ultimate spa like experience and provides a perfect balance of functionality and luxury.

Outside the rear garden is private and low maintenance, both visually appealing and easy to care for. It offers a peaceful oasis where you can relax and unwind without the need for extensive upkeep. A fantastic sized decking area situated in a perfect spot to soak up the afternoon sun, as well as plenty of room for a table and chairs for Al Fresco Dining.

Don't miss out on this amazing opportunity, this property really is one of a kind. Call our office to book your viewing today!!



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - D



West Facing Garden



Mains Services



Gas Central Heating

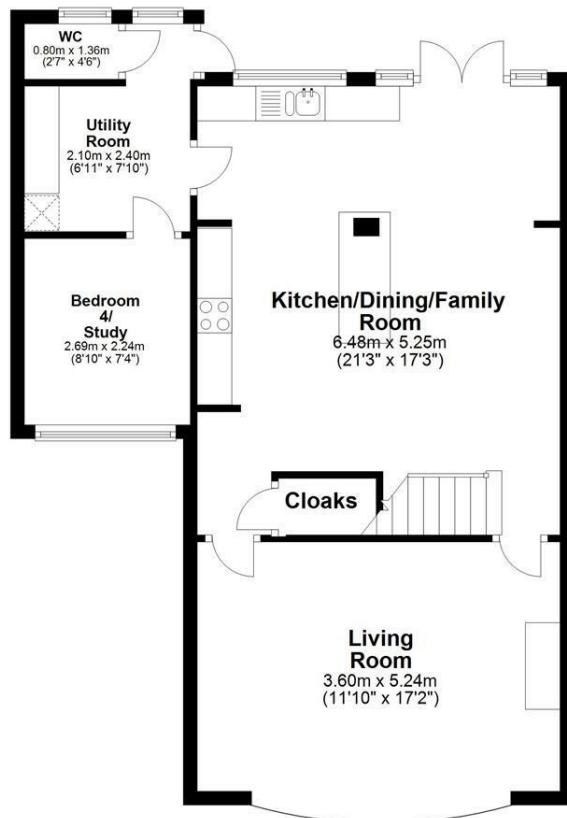


Bridgetown Primary  
Stratford High School

WHY NOT TAKE  
A LOOK INSIDE?  
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### Ground Floor

Approx. 67.8 sq. metres (729.7 sq. feet)



### First Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



Total area: approx. 114.7 sq. metres (1235.0 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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