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ALCESTER ROAD  
STRATFORD-UPON-AVON CV37 9DR



# FOR STARTERS



OFFERS IN EXCESS OF  
£699,999

## MAIN COURSE

Constructed in the 1930s, this semi-detached property stands proudly on an expansive plot within easy walking distance of the town centre. Boasting a generous block-paved driveway capable of accommodating multiple vehicles, the residence exudes convenience and accessibility from first sight. Offering five bedrooms, four of which can present as doubles and three bathrooms, this property really needs to be seen to be believed.

The living space really competes with the upper levels by offering two reception rooms plus a highly desirable kitchen/diner family space, with bi-fold doors opening up to the expansive garden. To complete the picture, there is a fully insulated multi functional office/studio at the rear of the garden, in line with the rest of the property the presentation of which is immaculate.

Upon entering, you will note the pristine presentation which is evident throughout the property, being lovingly extended and renovated by the current owners. The hallway leads to a staircase ascending to the upper floors. To the front lies a spacious lounge adorned with an attractive bay window, offering ample natural light and a serene ambiance. This relaxing reception room offers a multitude of options in terms of layout depending on your needs. However, the true heart of the home unfolds beyond, where an impeccably presented, generously proportioned extended kitchen/diner/family room awaits. This versatile space is ideal for hosting gatherings and extensive family occasions. Bi-fold doors open onto the meticulously landscaped gardens, revealing a picturesque vista of the expansive plot and its unobstructed view of the garden.

The kitchen exudes contemporary elegance with its modern, high-gloss stone-coloured finish and neutral colour palette throughout. Equipped to satisfy even the most discerning culinary enthusiast, it features integrated appliances including three ovens - one of which is a microwave combi oven - all from the esteemed Neff brand. Additionally, an extended Neff induction hob, complete with a plate warmer, further enhances the culinary experience. The wow factor is achieved through the inclusion of quartz worktops and under-counter, as well as floor lighting, accentuating the space's sophistication. There is also an integrated full size dishwasher and fridge/freezer.

Adjacent to the kitchen, a spacious utility room provides further convenience, housing a washer, dryer, and ample storage, with convenient side access and separate downstairs WC.





For those in need of dedicated workspace, a discreetly positioned office area offers privacy and functionality.

Ascending to the first floor reveals three generously sized bedrooms, one of which boasts an en suite bathroom, while another is presently configured as a dressing room, offering abundant storage solutions. Each space exudes neutrality and is meticulously maintained, ensuring a pristine living environment. The en suite to the master bedroom and the family bathroom uphold this standard of elegance of the property with their neutral colour schemes and impeccable finishes.

Continuing the seamless flow, the second floor accommodates two additional bedrooms and a bathroom, providing ample accommodation for larger families or guests.


Outside, the property's vast plot unfolds, offering expansive dimensions suitable for various purposes. A generously sized, fully insulated office studio provides a versatile space for work or leisure pursuits, complemented by additional hidden storage to the rear. Furthermore, a walk-through garage situated to the side of the property offers convenient storage solutions, further enhancing the residence's practicality and appeal.

This well balanced generously sized home, really needs to be appreciated in person. Call now to arrange your appointment to view




# KEY INGREDIENTS


 Tenure  
Freehold

 Council Tax  
Band - D

 EPC  
Band - E

 North/East

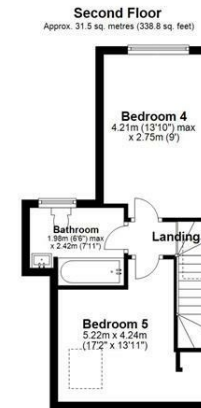
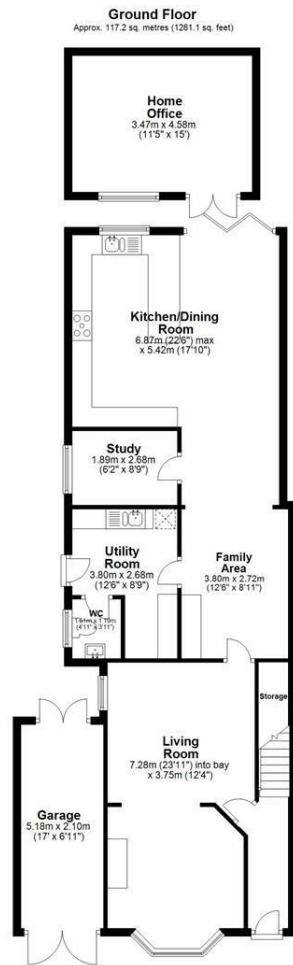
 Mains Gas, Electric &  
Drainage

 Gas Central Heating  
System

  
Stratford upon Avon  
High School

WHY NOT TAKE  
A LOOK INSIDE?  
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Total area: approx. 206.3 sq. metres (2220.9 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 of any contract.  
Plan produced using PlanUp.

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