



# FOR STARTERS



OFFERS IN EXCESS OF  
£460,000

## MAIN COURSE

This well-balanced four-bedroom detached family home is located on a quiet road, offering easy access to both the centre of Stratford-upon-Avon and the picturesque village of Shotton, both of which are within walking distance. The property provides the perfect blend of practicality and leisure, with a wealth of recreational activities nearby. From the moment you arrive, the well-maintained exterior and off-road parking for multiple vehicles, along with a functional garage, set the tone for what this home has to offer.

Stepping inside, the hallway immediately impresses with its contemporary tiled flooring, adding a modern yet practical touch. There's a convenient nook for coats and shoes, keeping the space tidy and organized. To the right is the spacious main reception room, bathed in natural light thanks to a large bay window. The parquet flooring, which continues through to the dining area, offers both elegance and functionality, making this space ideal for family living. With multiple layout options, the room can accommodate anything from relaxed family time in front of the TV to larger gatherings. A real highlight of the dining area is the view of the picturesque garden, framed by bi-fold doors that seamlessly connect the inside to the outside, making it perfect for entertaining and summer parties. Shelves along one wall provide visual interest and storage space, adding charm to the room.

Conveniently located adjacent to the dining area is the kitchen, a stylish and practical space with easy-to-maintain laminate flooring. The kitchen features a mix of beach-effect and black gloss units that create a striking yet sleek appearance. A large window overlooks the garden, bringing in plenty of natural light, and a spacious pantry cupboard adds to the home's practicality. The kitchen also includes space for a full-size dishwasher and fridge/freezer, with a feature brick wall offering a chic contrast of materials. A rear porch area provides direct access to the garden, perfect for dealing with muddy boots or pets. Additionally, the downstairs WC, accessible from both inside and outside, is an excellent feature for families, especially during outdoor play or garden parties.

The upstairs of this family home is just as impressive, with four well-sized bedrooms. The master bedroom, located at the front, features floor-to-ceiling mirror-fronted fitted wardrobes, while bedroom two, also at the front, includes useful fitted storage. Bedroom three benefits from a fitted cupboard, and bedroom four, currently set up as a home office, is versatile enough to be used as a child's room, nursery, or dressing room. The recently renovated family bathroom is fresh and contemporary, with contrasting butcher's block tiling and a white suite complete with a shower over the bath.

Outside, the property truly shines. The garden is a surprisingly large, versatile space, offering various zones for relaxing, entertaining, or play. From the bi-fold doors in the dining area, you step out onto a well-maintained, good-sized decked area, perfect for outdoor furniture and barbecues.

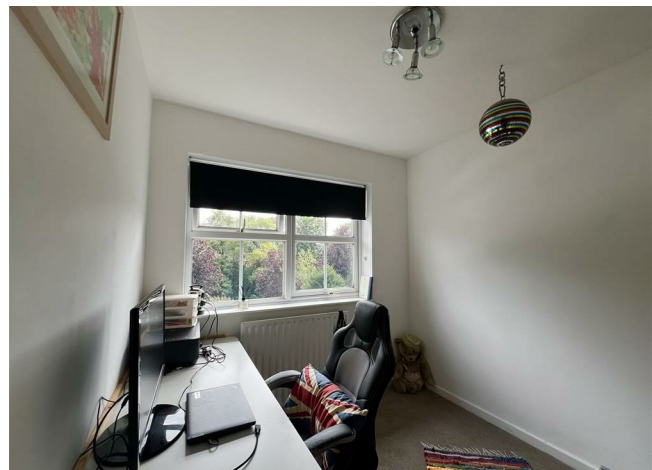


This then leads to a lawned area with borders that are well-stocked but easy to maintain. Steps lead down to a second, more secluded area of the garden, ideal for sunbathing or as a children's play area. At the end of the garden is a large, fully-insulated garden pod, complete with power and Wi-Fi, offering the perfect space for a home office, teenagers' retreat, or even a yoga studio. This has scope for you to put your own stamp on it and make it your own. A side storage area keeps garden tools and equipment neatly out of sight. The garden enjoys a sunny aspect throughout the day and offers a beautiful view of mature trees beyond the property, providing a private, peaceful retreat.

To the side of the property, there is wide access that leads to additional storage and the garage courtyard door, which offers potential for full or part conversion (subject to planning permission) to create more living space or a utility room. This home offers a perfect balance of style and functionality, making it an ideal family home.

In terms of location, it is superbly positioned within walking distance of Stratford-upon-Avon's town centre, with its array of shops, restaurants, and schools, including grammar, high, and primary schools. The train station is also nearby for easy commuting. For leisure, Shottery village and Shottery Field are just a stone's throw away, offering scenic walks and pubs, while canal-side strolls are also within easy reach. A local store and regular bus services add to the convenience of this well-located home.

This well-presented and thoughtfully designed family home is not to be missed. Call today to arrange a viewing!



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - C



South/East Facing



Mains Gas, Electric  
& Drainage



Gas Central  
Heating System



Stratford Grammar  
Schools & Stratford  
High School

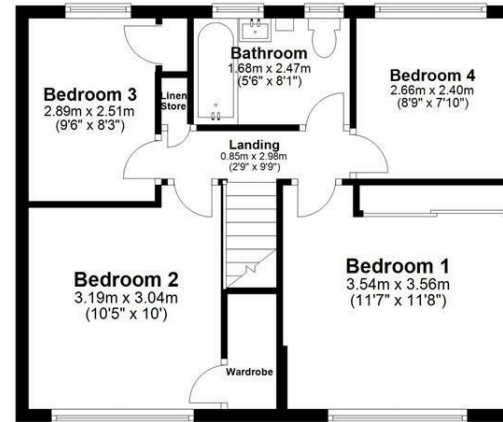
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**Ground Floor**  
Approx. 76.5 sq. metres (823.4 sq. feet)



**First Floor**  
Approx. 46.8 sq. metres (503.7 sq. feet)



Total area: approx. 123.3 sq. metres (1327.0 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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