



# FOR STARTERS



OFFERS IN EXCESS OF  
£695,000

## MAIN COURSE

A Unique Opportunity on Loxley Road: A Versatile Family Haven with Income Potential

Nestled in a prime position along the desirable Loxley Road, this family home offers a rare blend of character, space, and versatility. A mere 10-minute walk from Stratford town centre and the picturesque River Avon, this property is perfect for those seeking a blend of convenience and charm.

Originally built in the 1920s, this home has evolved beautifully over the years, expanding to over 2,300 sq. ft. of adaptable living space. Whether you have a growing family or simply desire more room, this home effortlessly adapts to your changing needs. One of the standout features is the interconnecting annex—a self-contained space set over two stories with its own external access. The annex includes an open-plan kitchen and sitting room, with French doors leading to a small private courtyard, creating a perfect indoor-outdoor flow. Upstairs, you'll find a double bedroom, a small bedroom/office, and a three-piece bathroom. The annex has served as a home for university-aged family members and is currently let out, generating an impressive annual income of approximately £12,000. Whether you continue this income stream or incorporate the annex back into the main home, the choice is yours.

As you step inside the main house, you'll be struck by the fabulous open-plan kitchen, dining, and sitting space. The part-vaulted ceiling and skylights flood the room with natural light, creating a warm and inviting atmosphere. French doors open to a quaint courtyard, while bi-fold doors at the rear lead to a large raised deck that overlooks the spacious garden and the expansive KES playing fields beyond—a perfect spot for family gatherings or quiet mornings with a coffee.

The main home offers 4/5 double bedrooms, two of which are blessed with charming walk-in bay windows that add both light and character to the space. Additionally, the home features a sitting room, study, and two bathrooms plus a wet room (this includes the annex accommodation). The flexible layout allows for a



range of possibilities, including the potential to further extend the ground floor or add an extra shower room upstairs (subject to planning permission). The south-facing garden is a real gem, with a raised sun deck, mature landscaping, and plenty of room to play or unwind. Additional features include a practical utility room, a substantial shed/summer house with electricity, and parking for four cars on the driveway. As part of the extension, the garage has been split, but there is still enough space to store family bikes, scooters, or even a motorbike if required.


This property truly offers the best of both worlds: a peaceful retreat that's just a stone's throw from the vibrant heart of Stratford-upon-Avon. Adding to the properties appeal is the close proximity of some excellent schools, including The Croft, Kes and Shottery Girls Grammar School.

With ample space, income potential, and scope for further development, this home is an opportunity not to be missed.




# KEY INGREDIENTS

 Tenure  
Freehold

 Council Tax  
Band - E

 EPC  
Band - D

 South

 All Mains Services  
are connected

 Heating System  
Mains Gas

  
Alveston  
Primary/Bridgetown

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A LOOK INSIDE?  
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Ground Floor

### Loxley Road, Stratford-upon-Avon

Main House: approx. 186.2 sq. metres (2004.1 sq. feet)  
 Annex: approx. 35.49 sq metres (382.06 sq. feet)  
**Total Area: 221.7 sq. metres (2386.2 sq. feet)**



Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.



First Floor

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