



FOR STARTERS



OFFERS IN EXCESS OF
£475,000

MAIN COURSE

****Spacious 4-Bedroom Detached Home with Garage, Driveway & Private Garden in Sought-After Clopton Location****

Positioned on the ever-popular Blackthorn Road in the desirable Clopton area of Stratford-upon-Avon, this spacious four-bedroom detached family home offers a fantastic opportunity for buyers seeking a well-located property with plenty of potential. Just a short walk from the town centre, with excellent schools, Welcombe Hills, and local amenities on the doorstep, the location couldn't be more convenient for family life.

Set behind a mature front garden, the property also benefits from a private driveway for two vehicles, with scope to extend parking by reconfiguring the garden space if required.

Ground Floor:

A welcoming entrance hallway provides a practical area for coats and shoes, with access to a downstairs WC and internal door to the garage - perfect for additional storage or conversion (subject to planning). The staircase is neatly tucked away for a clean and uncluttered layout.

To the right, the front lounge is filled with natural light from a large window and offers a comfortable, well-proportioned family space. Double doors connect through to a separate dining room, ideal for entertaining or family meals, and beautifully illuminated by bi-fold doors leading out onto the rear garden - bringing the outside in.

The generous kitchen is positioned at the rear of the property and has ample space for a central table. It offers direct access to the garden via a side door and also connects to a lean-to utility area, currently serving as a practical laundry and storage space.



First Floor:
Upstairs, the property continues to impress with four well-sized bedrooms. The master bedroom and second bedroom both benefit from built-in wardrobes, while the third bedroom is a spacious double. The fourth bedroom is currently used as a home office, ideal for remote working or study space. All bedrooms are served by a good-sized family bathroom, well-positioned and with scope for modernisation to suit individual tastes.

Outdoor Space:
The real gem of this home is the expansive and completely private rear garden. Featuring mature shrubs, abundant greenery, and a generous patio area, it provides a peaceful retreat and fantastic outdoor space for children to play or adults to unwind.

This property offers the perfect canvas to create a long-term family home in one of Stratford's most sought-after locations. With space, privacy, and potential in abundance, this is one not to miss. Viewings are highly recommended - contact us today to arrange yours.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - TBC



South Facing Garden



Mains Gas, Water,
Electric, Drainage

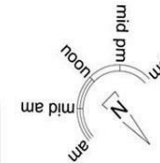
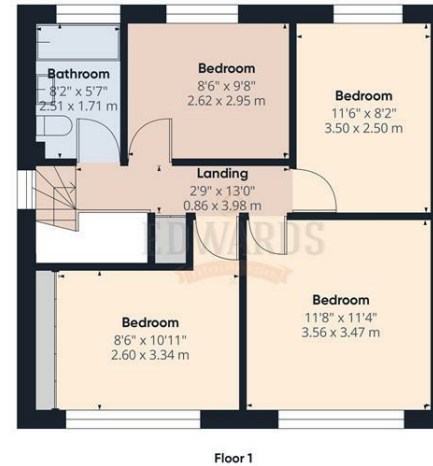
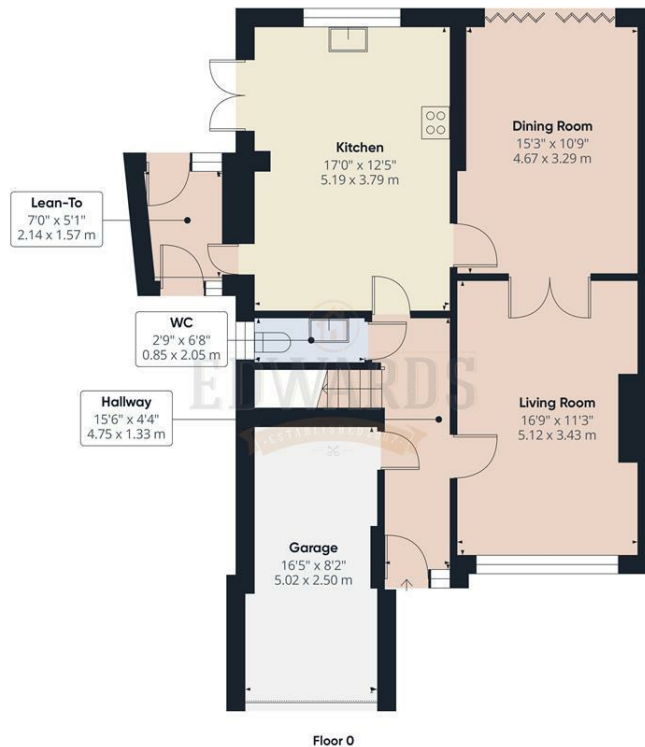


Gas Central Heating



Thomas Jolyffe
Primary
Stratford High

WHY NOT TAKE
A LOOK INSIDE?
GIVE US A CALL
01789 414222



Approximate total area⁽¹⁾
1368 ft²
127.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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