





# FOR STARTERS



OFFERS OVER  
£550,000

## MAIN COURSE

**\*\*A Beautifully Renovated Grade II Listed Home in the Heart of Stratford-upon-Avon\*\***

Nestled in the very heart of historic Stratford-upon-Avon, just a short stroll from the town's charming array of shops, restaurants, and the picturesque River Avon, this beautifully renovated Grade II listed terraced property blends period character with modern elegance.

Upon entering, you're welcomed into a stunning, cosy living room featuring a graceful bay window that floods the space with natural light and an elegant electric feature fireplace, creating a warm and inviting atmosphere. A door to the left leads to a handy cellar – perfect for additional storage.

The lounge flows into a second versatile reception area, ideal as a formal dining room or additional sitting room. From here, step into the heart of the home, a truly exceptional kitchen and family space. Thoughtfully designed and finished to a high standard, the kitchen boasts integrated appliances, extensive cupboard and worktop space, and room for a table or sofa at the far end. Bifold doors open directly onto the garden, making this a perfect setting for entertaining or relaxing.

Upstairs, the property offers three well-proportioned double bedrooms. The master bedroom, situated to the rear, is of a generous size and is complete with a stylish ensuite shower room. The second bedroom is





another comfortable double with ample space for wardrobes, while the third, with a built-in cupboard, accommodates a small double bed with ease. A pristine family bathroom, finished to a high standard, completes the first floor.

Outside, the rear garden is surprisingly spacious and thoughtfully landscaped. Directly off the kitchen, a large patio provides the perfect setting for alfresco dining. Steps lead up to a second, elevated seating area with room for outdoor furniture with a raised planted area. To the rear, an allotment area provides a perfect space for green-fingered buyers.

This exceptional home offers an enviable combination of period charm, modern comfort, and a highly sought-after central location – a rare opportunity not to be missed. Call our office to book your viewing!

# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - D



EPC  
Band - D



West Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage

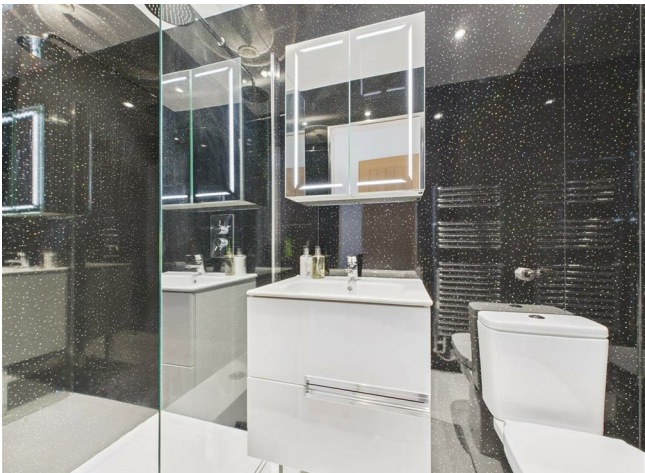


Heating System  
Gas Central Heating



St Gregory's Primary

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A LOOK INSIDE?  
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