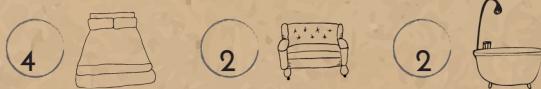




  
**EDWARDS**  
ESTABLISHED 2002  
- 36 -

**WHEATSHEAF WAY  
STRATFORD-UPON-AVON CV37 0DY**

# FOR STARTERS



GUIDE PRICE  
£535,000

## MAIN COURSE

**\*\*A Beautifully Presented Four Bedroom Detached Family Home in Stratford-upon-Avon\*\***

Situated in the heart of the historic and picturesque town of Stratford-upon-Avon, this beautifully presented four-bedroom detached property offers spacious, stylish, and versatile living throughout. Boasting an attractive frontage and occupying a desirable location close to the Maybird and good network connections, this home is ideal for families or downsizers seeking comfort, space, and a touch of luxury.

As you step through the front door, you are welcomed into a stunning entrance hallway that immediately sets the tone for the rest of the property. The focal point here is the impressive staircase, which adds a real 'wow' factor and floods the space with natural light.

To the left of the hallway is a generously proportioned, full-width living room - a superb space for entertaining or relaxing with family. Bright and airy, this room features double doors that open directly onto the rear garden.

To the right of the hall is a separate dining room, perfect for more formal occasions or easily adaptable as a home office or study for those working from home. A convenient downstairs WC and a handy under-stairs storage cupboard complete the hallway.

To the rear of the property is a stunning open-plan kitchen and dining room, designed with both functionality and style in mind. The kitchen is fitted with fully integrated appliances, ample cupboard and worktop space, and a central breakfast bar with seating for four - a wonderful spot for casual dining. If desired, the breakfast bar could be removed to accommodate a larger dining table. French doors from the kitchen lead out to the garden, making this an ideal space for summer entertaining. A separate utility room, located just off the kitchen, offers space for a washer and dryer along with a sink, perfect for dog owners or muddy boots after countryside walks.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The master bedroom is a true retreat, offering a generous footprint and a sleek, modern ensuite shower room finished to a high standard. Bedrooms two and three are both good-sized double rooms, ideal for family or guests, while the fourth bedroom makes an excellent nursery, dressing room, or office. The main family bathroom is beautifully finished



with modern tiling and features a shower over the bath.

To the rear, the garden is low maintenance, fully enclosed, and wonderfully private—ideal for relaxing or hosting outdoor gatherings. A walled surround provides added character and security. The property benefits from a driveway providing parking for two vehicles and a good-sized garage, offering additional storage or workshop potential.

This exceptional home combines space, quality, and location in one of Warwickshire's most sought-after towns. With flexible living accommodation, immaculate presentation throughout, and a stunning kitchen-diner ideal for modern family life, this property is not to be missed.

Early viewing is highly recommended to fully appreciate all that this home has to offer.

#### Estate Charges:

The property is subject to an estate management charge payable to a third-party management company. The current charge is approximately £259 per year. Please note that this charge may be reviewed and varied by the management company in accordance with the terms of the estate management agreement. This should be verified by the purchaser with their conveyancer prior to exchange of contracts. Further details are available on request.

## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - F



EPC  
Band - B



North East Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage



Heating System  
Gas Central

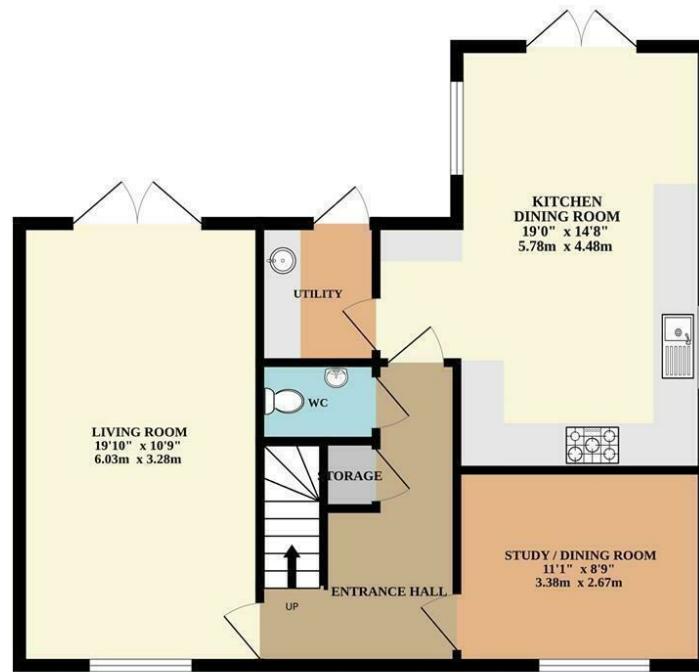


Thomas Jolyffe  
Primary

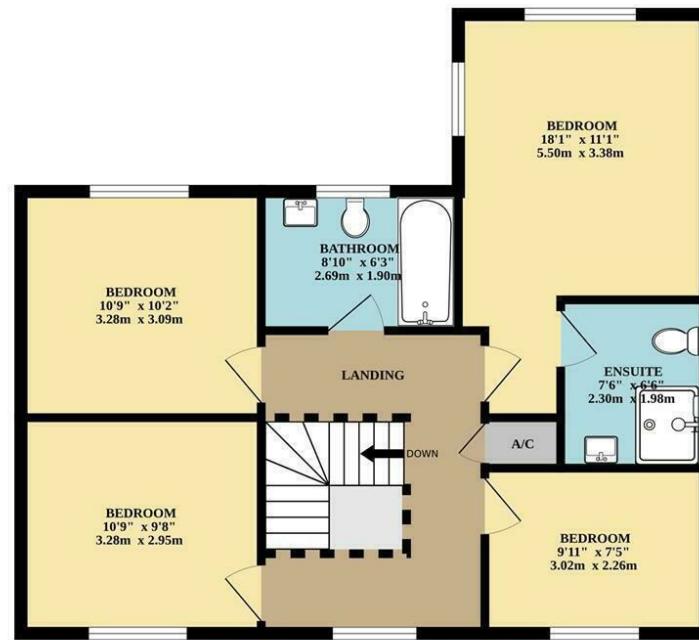
WHY NOT TAKE  
A LOOK INSIDE?  
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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