





# FOR STARTERS



OFFERS IN EXCESS OF  
£900,000

## MAIN COURSE

\*A True Showstopper on Loxley Road - A Breathtaking Home Like No Other!\*

It's not often that a property of this calibre, style, and individuality comes to market. Positioned on one of Stratford-upon-Avon's most desirable roads, this spectacular home offers a rare blend of architectural flair, premium finishes, and superb location. Set on the town side of Loxley Road, the location is second to none. Just a short, pleasant stroll leads you into the very heart of Stratford-upon-Avon, with its historic charm, riverside walks, world-famous theatre and vibrant selection of shops, bars and restaurants. While so central, the home enjoys a quiet, residential setting – a perfect balance between town life and privacy.

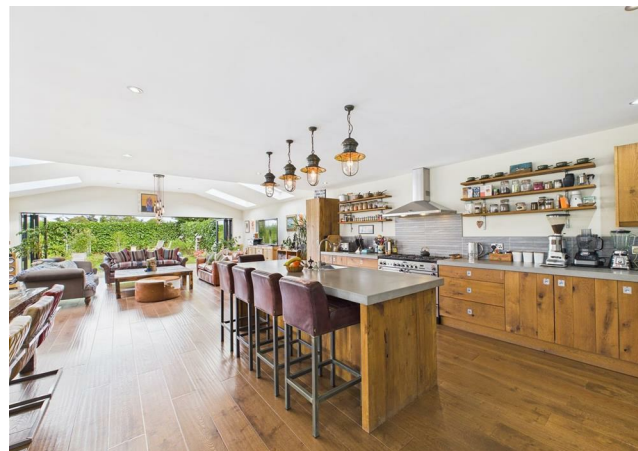
The true heart of this home lies in its magnificent open-plan kitchen, living and dining area, a space that is, without exaggeration, simply stunning. Designed with both wow-factor and everyday comfort in mind, this extraordinary room features a vaulted ceiling, multiple skylights, and floor-to-ceiling bi-folding doors that open directly onto the rear garden. The engineered oak flooring adds warmth and natural character throughout, while the spiral staircase becomes a focal point of the space, giving it a sense of artistic flair. The reclaimed oak kitchen itself is a masterpiece, with a large breakfast bar, concrete worktops, high-end fittings, and thoughtful design, making it ideal for both everyday living and entertaining on a grand scale. The rooms also benefit from underfloor heating throughout. Clever zoning has been used to create a more intimate sitting area within the open-plan space, offering a spot to relax by the garden or enjoy a quieter moment while still feeling connected to the main room.

Off this central space is an additional reception room, currently used as a home office, though it could just as easily serve as a living room, snug or even a playroom. With its own set of bi-folding doors opening onto the garden, this room has a wonderfully flexible feel, ideal for children, work-from-home needs, or simply as a space to unwind away from the hub of the house.

A separate utility room sits just off the kitchen, fitted with matching cabinetry and ample space for a washer, dryer and additional storage. From here, there's access to a downstairs WC and the remaining section of the original garage, which now provides secure and highly practical storage space, ideal for bikes, garden equipment or seasonal items.

To the front of the property, two generously proportioned double bedrooms enjoy excellent natural light, one being through a charming bay windows. Both rooms have access to their own modern shower rooms, styled to a boutique hotel standard, with sleek tiling, walk-in showers and luxurious finishes that make them a real pleasure to use. These bedrooms are perfect for guests, older children, or even as ground-floor principal suites.

Rising up the spiral staircase, you are greeted by a light and airy landing leading to two further





excellent double bedrooms. These rooms offer a peaceful retreat, away from the main living areas, making them ideal for teenagers seeking their own space or as luxurious guest bedrooms. Completing the first floor is a beautifully appointed main bathroom, finished in a contemporary style with a bath and overhead shower, plenty of floor space, and even room for an occasional chair, bringing a sense of calm and indulgence to this part of the home.

The rear garden is both private and perfectly proportioned. It features an extended decking area, ideal for outdoor dining, summer drinks or simply enjoying a sunny afternoon. Beyond the deck is a neat lawned area, bordered by mature planting that provide excellent privacy without being overbearing. Importantly, the garden has been designed with easy maintenance in mind, offering the enjoyment of an outdoor lifestyle without the burden of constant upkeep.

This home is absolutely phenomenal, the design, quality, and flow of space are second to none. Whether you're a family, couple, or downsizer looking for something truly special, this property is the pinnacle of contemporary living in one of Stratford's most desirable locations.

Another benefit! This property offers incredible income potential, with two rooms currently operating successfully as Airbnb rentals. Its prime location makes it especially attractive to short-term guests, providing a steady stream of extra income for the owner. Whether you're looking to invest or simply offset living costs, this is an opportunity not to be missed.

Properties like this rarely come to market – viewing is highly recommended.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - G



EPC  
Band - TBC



North Facing



Mains Gas, Electric,  
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Gas Central Heating



King of Edwards High School  
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