



EDWARDS  
EXCLUSIVE





# LOXLEY ROAD STRATFORD-UPON-AVON | WARWICKSHIRE

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A handsome 1920's home located in one of the best addresses in Stratford upon Avon.  
This stunning extended home is perfectly located for town being just 0.5 miles  
from the town centre.

Large Reception hall | Snug with log burner  
30' sitting room with open fire and part vaulted ceiling | Handmade Bespoke Kitchen  
Utility room | guest cloakrooms

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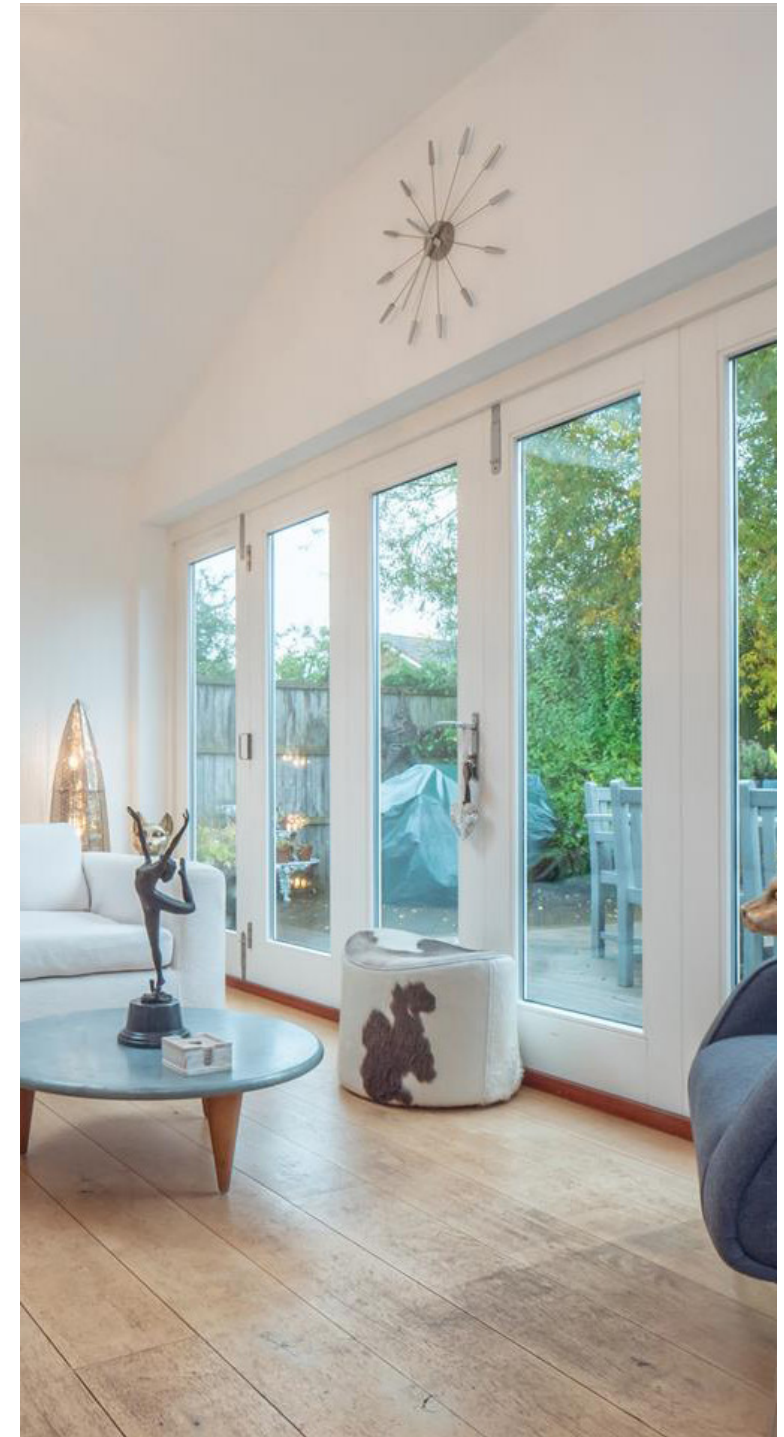
Elegant master suite with impressive en-suite and dressing room | Guest bedroom  
Principal bathroom | Three further first floor bedrooms  
Potential to convert attic

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Extensive paved driveway | Tandem garage | Manicured well stocked south facing gardens

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Warwick 8.4 Miles • Leamington Spa 11.5 Miles • Chipping Campden 12 Miles  
Birmingham 40 Miles / Warwick Parkway 10 Miles • Birmingham Airport 30 Miles  
Banbury 20 Miles Intercity trains to London Marylebone from 54 minutes  
All distances are approximate





## In finer detail

‘Rare as Hen’s teeth’ is a saying my Grandma used all the time and I think it’s very apt for this property. Let’s look at the facts, Stratford for all of its history doesn’t actually have an abundance of properties with character, even less that are walking distance of the town with large gardens in and out drive and a tandem garage, which is why I think this property is so special. Another famous saying is ‘deceptively spacious’ but more often than not this overused term doesn’t match the property at all. Well, you’ll be pleased to hear this property is both ‘rare’ and ‘deceptively spacious’.

But what else makes it so special? For all of Stratford’s rich history, there aren’t that many high calibre, character town centre homes of this size even less that offer private off-road parking. This attractive character home combines character features with modern conveniences perfectly.

Just a half-mile walk away from the town centre, this property has the added benefit of easy access to the A46/M40. In fact, it would be a tall order to find another home offering such a blend of central location, generous size, substantial garden space and convenient off-road parking.

Believed to Dating back to the 1920s, it’s been so skilfully and sympathetically extended and improved over the years that at first glance you could be forgiven for thinking that it had always looked this way.

Entrance to the property is via a covered canopy porch, leading into a large open reception hall which acts a hub to access all rooms. First on the left is an attractive snug, the room is flooded with natural light, thanks to







the walk-in bay window, and there's a wood burning stove offering a central focal point.

To the rear is the formal sitting room. The showpiece downstairs room, it's impressive proportions boasting over 30' feet in length. This a beautiful all-seasons room. You can imagine opening the bifold doors in summer to bring internal and external spaces together. And in winter, the glow of the open fire will provide warmth and atmosphere.

On the opposite side at the rear is the spacious kitchen / dining room. Another example of generous proportions, this welcoming space is fitted with a quality hand built bespoke kitchen. With room for a large dining table and chairs this is the perfect place to catch up with friends and family. Its rear location allows you to enjoy the views and offers further access to the garden, again via French doors. There's a useful utility room allowing you to keep noisy appliances out of earshot. The utility/boot room has an external door handy for those with dogs as kids as it can act as a 'tradesman's entrance' allowing you to leave the main reception hall clear and uncluttered.

Remember the deceptively spacious reference? On the upstairs level, that statement really comes into play. Thanks to several clever extensions the property boasts five bedrooms – all being good doubles, there is a contemporary four-piece family bathroom with large shower. The main bedroom benefits from walk in dressing room and modern and en-suite.

In the unlikely event that further space is required, the large attic offers a tremendous space to convert, subject to the relevant consents.

Last but by no means least is the outside space. The property is blessed with a generous plot, especially bearing in mind its close proximity to town.















## Situation

- Stratford-upon-Avon is renowned as the regions cultural centre and is the home of the Royal Shakespeare Company.
- In the town there is a wide range of shopping and recreational facilities as well as the recently renovated leisure centre and swimming pool. There are many quality restaurants, public houses and gastro pubs with excellent reputations all within easy reach.

- The area is well served by schools including The Croft Prep School, King Edward Grammar School for boys, Shotton Grammar School for girls & Stratford High School.
- Warwick and Leamington Spa are also nearby and provide additional shopping facilities and schools including Warwick Boys School, Warwick Prep School and King's High School in Warwick and in Leamington Spa, Kingsley School for Girls & Arnold Lodge.



## Gardens and Grounds

The garden is a real delight. Being south facing, it enjoys the sun almost all day long. Set into two zones, a raised deck leads to the garden, which is mainly laid to lawn. Privacy is protected as a result of clever planting. For families with younger children, a hard standing area at the rear would make the perfect spot for a trampoline or as a second patio to sit back and relax.

Another added benefit is the in and out drive set off using reclaimed cobbled setts there is enough space to park approximately four cars – and five with a squeeze. In addition, there is a tandem garage that runs the full depth of the house.

In my opinion, this is a fantastic property that ticks so many boxes. But don't just take my word for it – come along to have a look and judge for yourself!



### Connected services

Mains Water, gas and electricity are connected.

### Post Code

CV37 7DP

### Tenure

Freehold

### Viewing

Strictly by appointment only with the agents.

### Fixtures & fittings

All those items regarded as tenant's fixtures and fittings, with the exception of the fitted carpets, specified curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

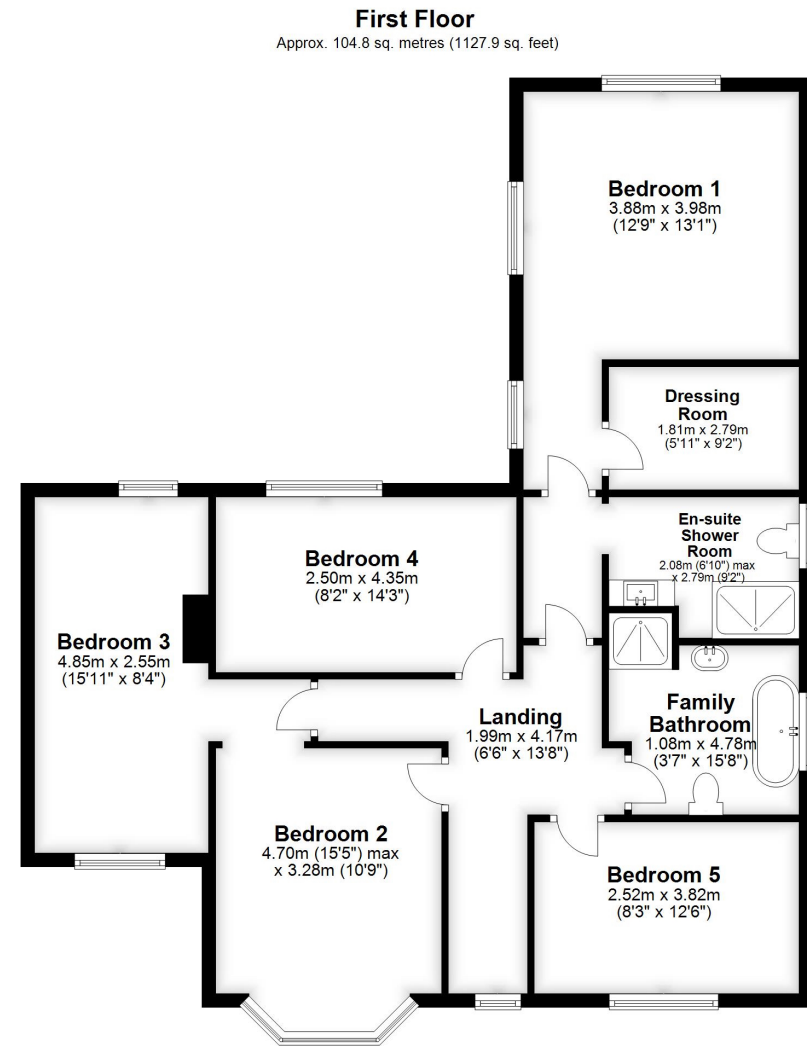
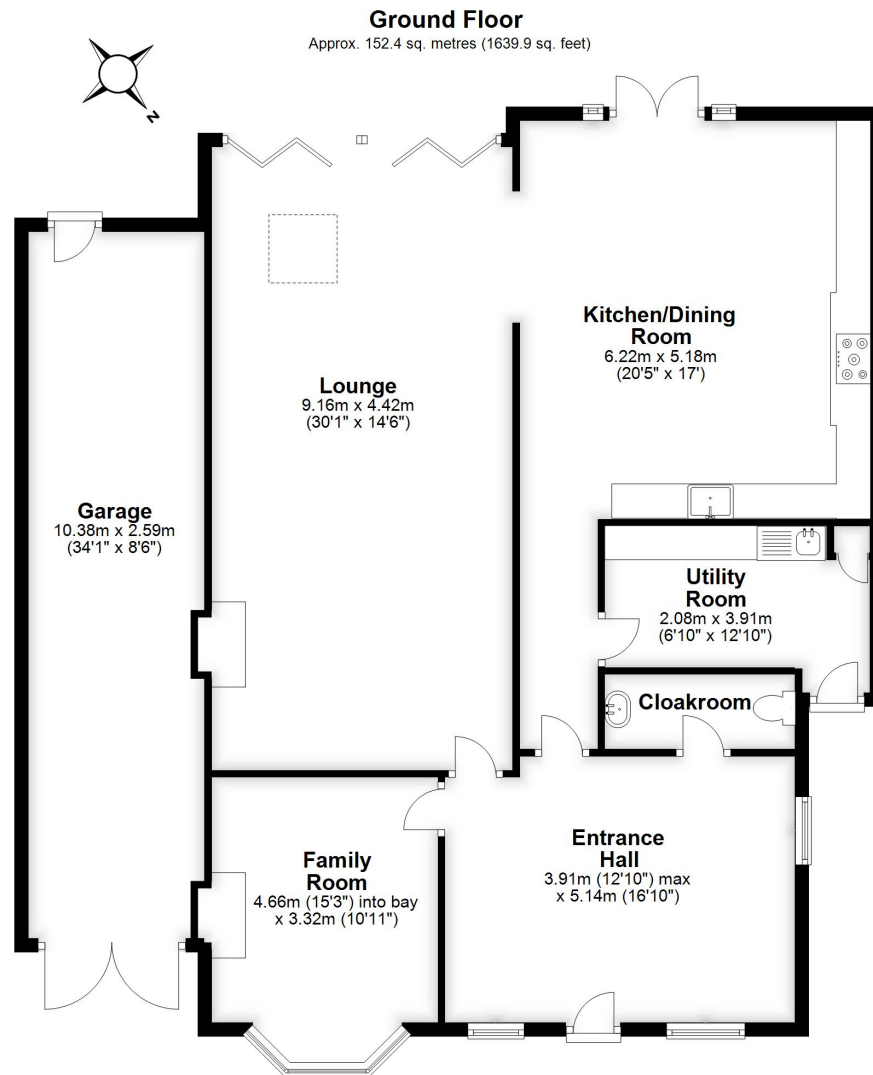
### Local Authority

Stratford upon Avon District Council

Telephone: 01789 267575

**Important Notice: Particulars:** These particulars are not an offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Edwards Exclusive or the seller accept responsibility for any error that these particulars may contain however caused. Neither the directors or any employees of Edwards Exclusive have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects, which are particularly important to you before travelling to view the property.





Total area: approx. 257.1 sq. metres (2767.8 sq. feet)

Floor plans are intended to give a general indication of the proposed layout Details within are not intended to form part any contract.  
Plan produced using PlanUp.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before any decisions reliant upon them.









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