



**Grove Road ,**  
Stratford-upon-Avon, CV37 6PB

Jeremy  
McGinn & Co 



# Offers In Excess Of £800,000



Set right in the heart of Stratford upon Avon Town Centre, overlooking a delightful park, this property comprises a substantial Edwardian house currently used as an established guest house, with up to 7 letting bedrooms each with an en suite shower room, as well as a further detached annexe providing hugely generous and stylish accommodation.

The fantastic central location is ideal for those seeking easy access to the excellent range of shops, cafes and restaurants as well as the world famous Royal Shakespeare Theatre all of which are but a short stroll.

The main house has recently undergone some significant modernisation, with decorating throughout and the renovation of all bedrooms and bathrooms and briefly comprises a bay-fronted guest Living Room, 7 Bedrooms with En-Suite Shower Rooms, as well as owners Kitchen, Office and Conservatory.

Whilst buyers could of course continue with the current use, there is no doubt that the property would create a very substantial family home with incredibly spacious and versatile living and could be easily utilised for multi-generational living.

To the rear of the house, the detached annexe provides generous accommodation including a modern open plan kitchen/dining/living room and WC on the ground floor and superb master bedroom





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and ensuite bathroom upstairs.

Uniquely, and bearing in mind the central location, this fabulous property also offers off road parking for 4-5 cars to the rear.







**Tax Band: A**

**Council: Stratford on Avon District Council**

**Tenure: Freehold**

# Floor Plan



# Map



# Energy Performance

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN  
 Tel: 01789 868168 Email: stratford@jeremymcginns.com www.jeremymcginns.com