



Jeremy

**Paddock Lane ,**  
Stratford-Upon-Avon, CV37 9JE

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**McGinn & Co**

# Asking Price £750,000



A unique opportunity to acquire a most substantial and well- presented detached family home, with a fabulous adjoining annex. Built in the 1970's and offering nearly 3000 sq.ft of versatile accommodation, internal inspection is absolutely imperative to appreciate all this property has to offer. Enjoying a cul-de-sac position and located within easy reach/walking distance of Stratford town centre.

The accommodation briefly comprises; main residence having an entrance hallway with access to garage, leading to a reception hallway having stairs off to first floor, cloakroom/wc, a spacious living room having a feature fireplace and wood burning stove, a good sized breakfast kitchen, a separate formal dining room, useful utility room and a sun room. To the first floor, there is an impressive gallery landing, master suite having a shower room en- suite, a further guest suite, 3 further good sized bedrooms, a shower room and a family bathroom with four-piece suite.

The annex is completely self-contained and would be ideal for various uses; such as a granny annex, teenage suite, home business usage or simply more private space. The annex benefits from its own independent front door, a delightful breakfast kitchen, a lounge combined dining room with French doors leading to patio area, there is an inner hallway which serves a nice size double bedroom and refitted shower room with double shower cubicle.



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Outside the property enjoys a double garage, large driveway, fully enclosed garden grounds which are mainly laid to lawn, with a screened garden for the annex.





**Tax Band: F**

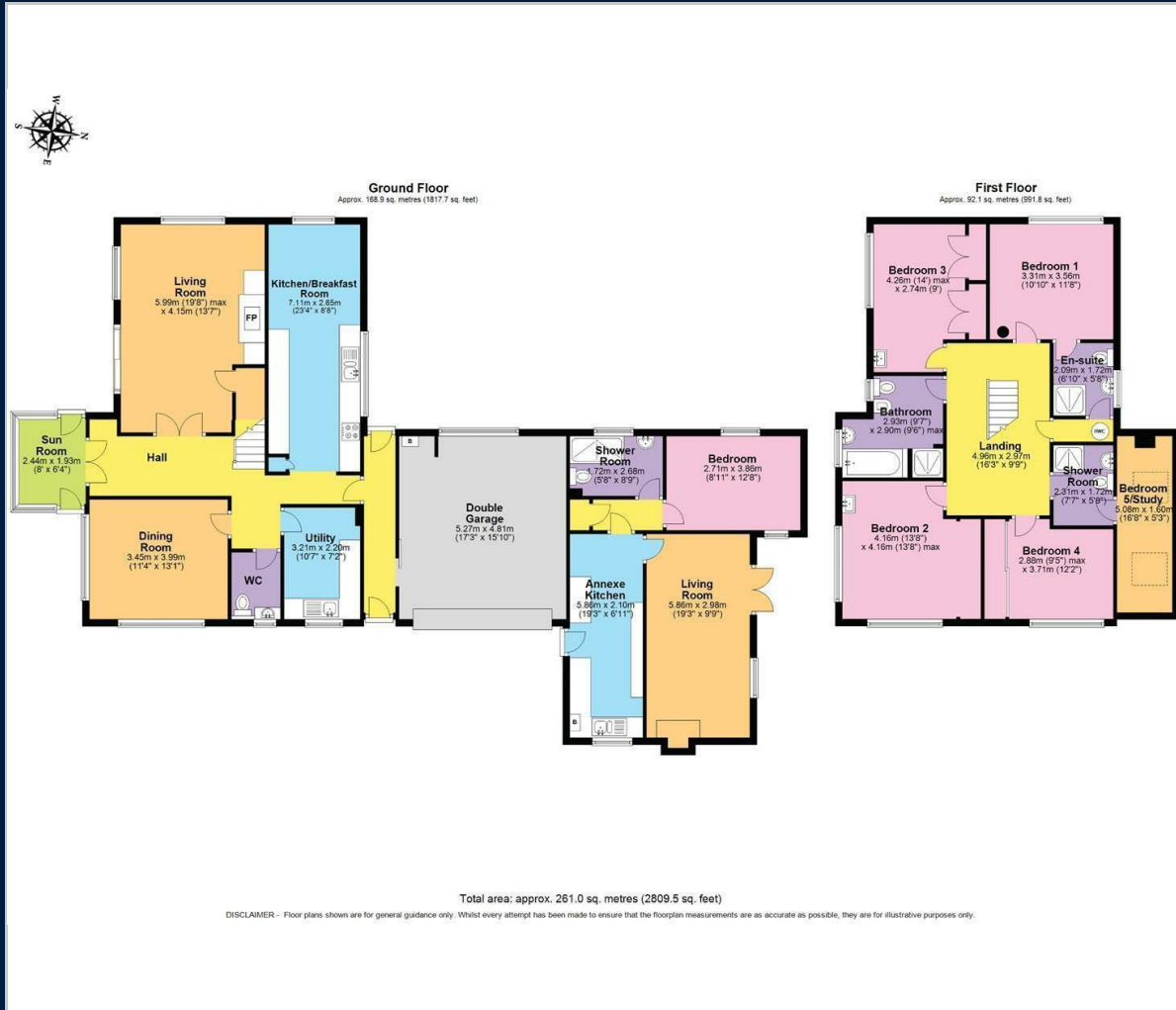
**Council: Stratford on Avn District Council**

**Tenure: Freehold**

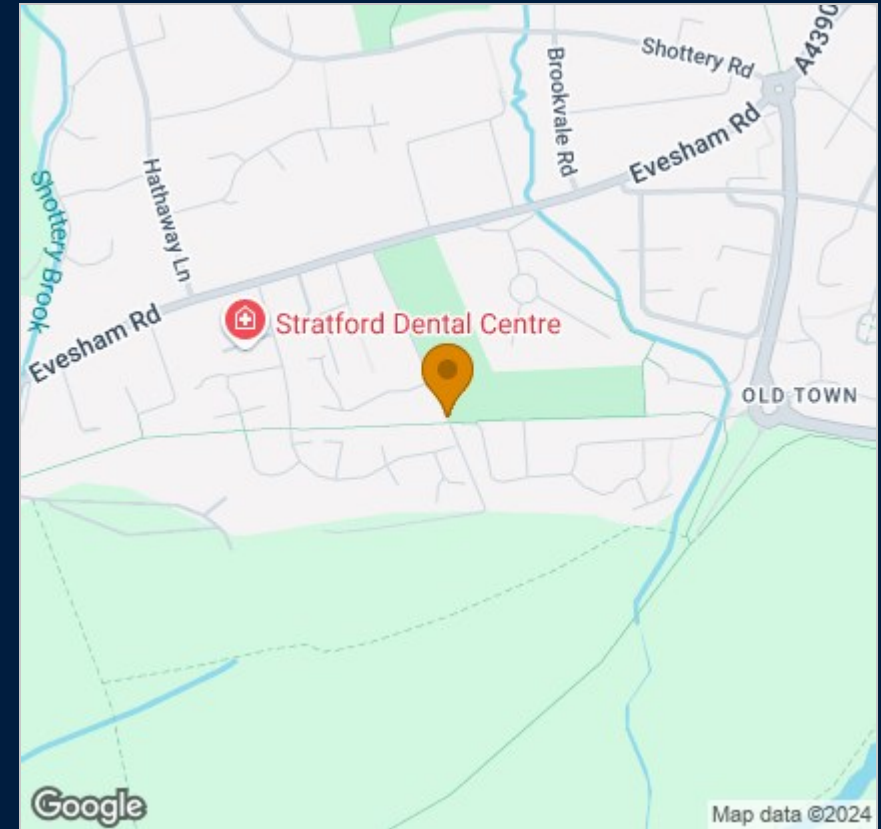
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year.

Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

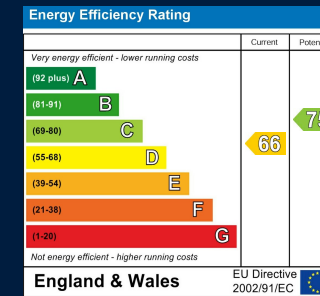
# Floor Plan



# Map



# Energy Performance



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