



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

Jeremy  
McGinn & Co

# Guide Price £675,000



Welcome to The Clayton. Previously used as a charming and successful guest house and located in the most convenient position within easy reach of Stratford Town Centre, this property offers an excellent opportunity for both business and residential use, subject to necessary planning permissions.

The Clayton has been renovated and modernised to a high specification in recent years and boasts an incredibly versatile layout comprising of seven bedrooms and bathrooms, with five of the bedrooms being good sized doubles and benefiting from modern en-suite shower rooms. The single bedroom then has use of a separate shower room, located off the first floor landing. The communal areas include a spacious living and dining room with feature fireplace and a contemporary dining kitchen that caters to the needs of multiple occupants, with integrated appliances and ample space for a dining table.

Additionally, there is self-contained and independently-accessed owners accommodation comprising a living room, utility room, bathroom and a further double bedroom with fitted wardrobes.

To the rear, there is a delightful west-facing courtyard garden, offering a private and tranquil space to relax and enjoy.

Currently set up as a guest house, The Clayton primarily serves as a commercial property with

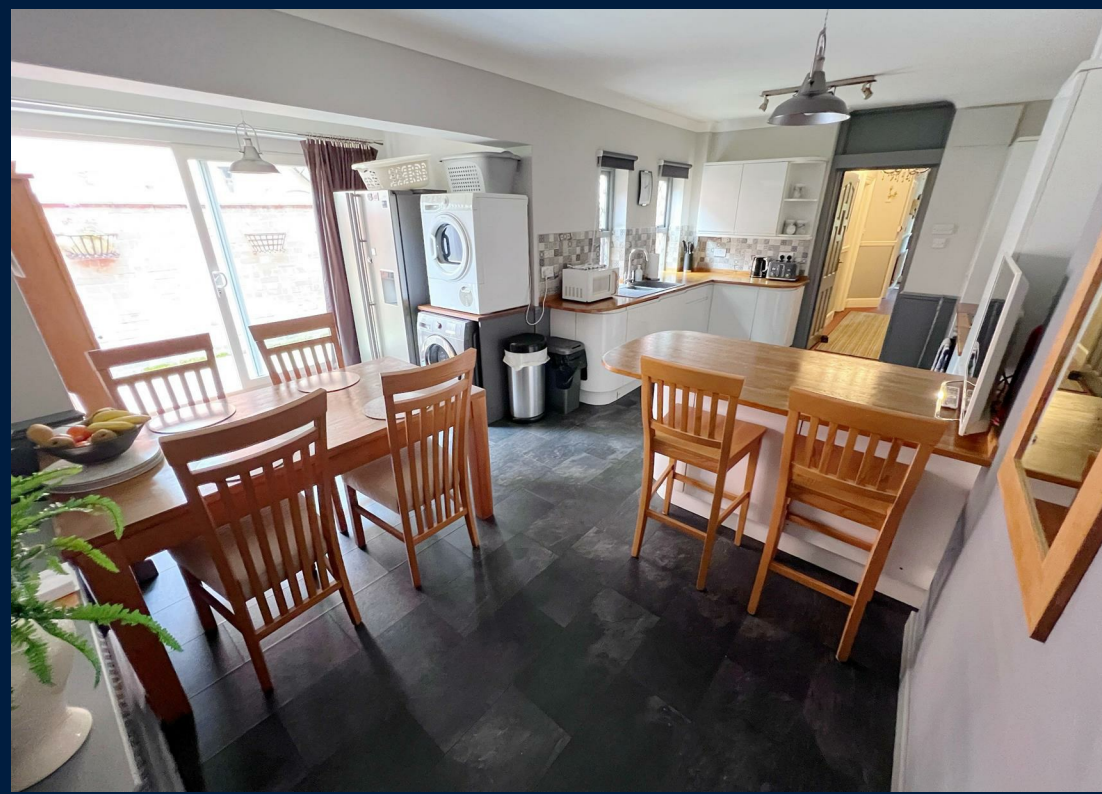


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residential accommodation for the owners. This setup makes it ideal for those looking to operate a bed and breakfast or a boutique guest house. For those considering converting the entire property into a residential dwelling or an HMO, please be advised that planning permission would be required to make such changes.



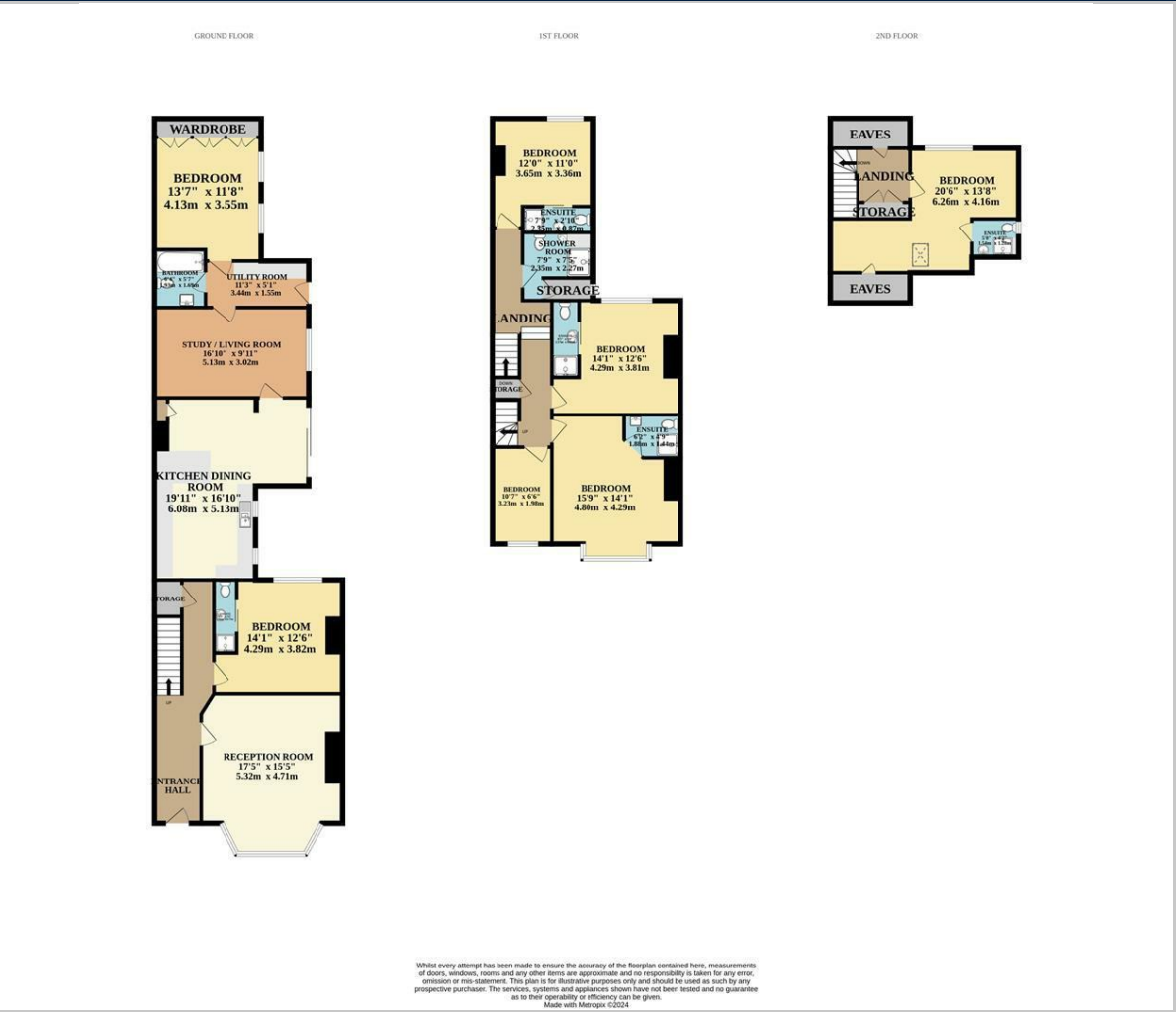


**Tax Band: A**

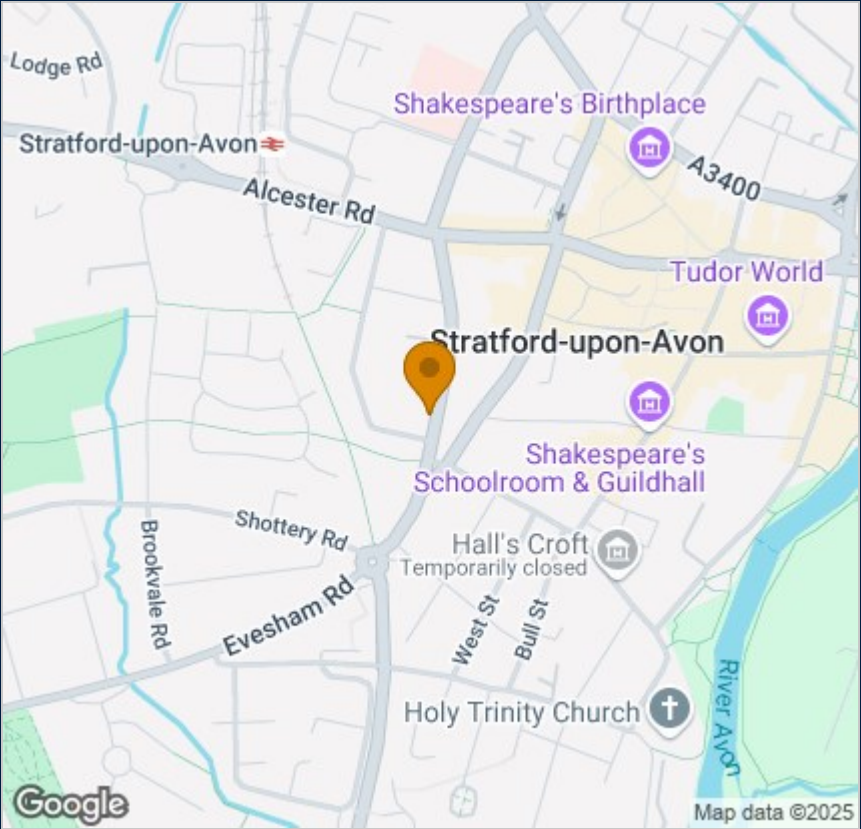
**Council:** Stratford District Council

**Tenure:** Freehold

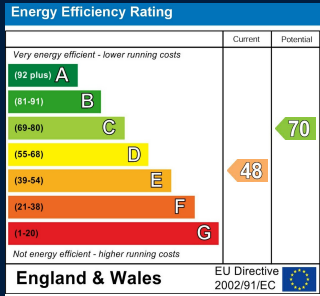
# Floor Plan



# Map



# Energy Performance



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