



Jeremy
McGinn & Co

Loxley Road,
Stratford-upon-Avon, CV37 7DR

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Asking Price £1,250,000

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A chance to acquire a most impressive and incredibly substantial family home, positioned within one of Stratford's most prestigious residential roads and conveniently located within an easy walk of the town.

This home has been completely renovated and remodelled by the current owners, to offer stylish and contemporary accommodation throughout including a substantial rear extension, to create a fabulous Kitchen Dining Family Room complete with a fabulous double-sided central fireplace, a extensive range of integrated appliances in the fitted kitchen, central breakfast island and full-width glazing with sliding doors opening up on to the rear garden. Off here, there are two reception rooms accessed through double glass doors; one currently used as a fully air-conditioned home gym, the other a snug sitting room with feature fireplace. There is also a further reception room to the front of the property currently used as a living room but also perfect as a home office, a separate utility room, plant room and ground floor WC. The entrance hall also features a beautifully



crafted oak-framed under stairs cupboard; ideal for wine enthusiasts as it houses a bespoke wine storage unit, perfectly suited for displaying and storing your favourite bottles. The ground floor benefits from underfloor heating throughout.

To the first floor, a central landing leading off to a Principle Bedroom with Walk-In Dressing Room & Luxury Ensuite Shower Room, Guest Bedroom with Walk-In Wardrobe, Luxury Ensuite and Sit-Out Balcony, Bedroom Three with Ensuite & Sit Out Balcony, Fourth Double Bedroom and beautifully appointed Family Bathroom. Three of the four bedrooms also benefit from air conditioning.

The property stands back behind a full-width resin driveway, with gated side access leading to a generous rear garden. The garden benefits from a substantial terrace, providing masses of outside entertaining space leading onto lawns. The garden enjoys a beautiful sunny open aspect.







Tax Band: E

Council: Stratford District Council

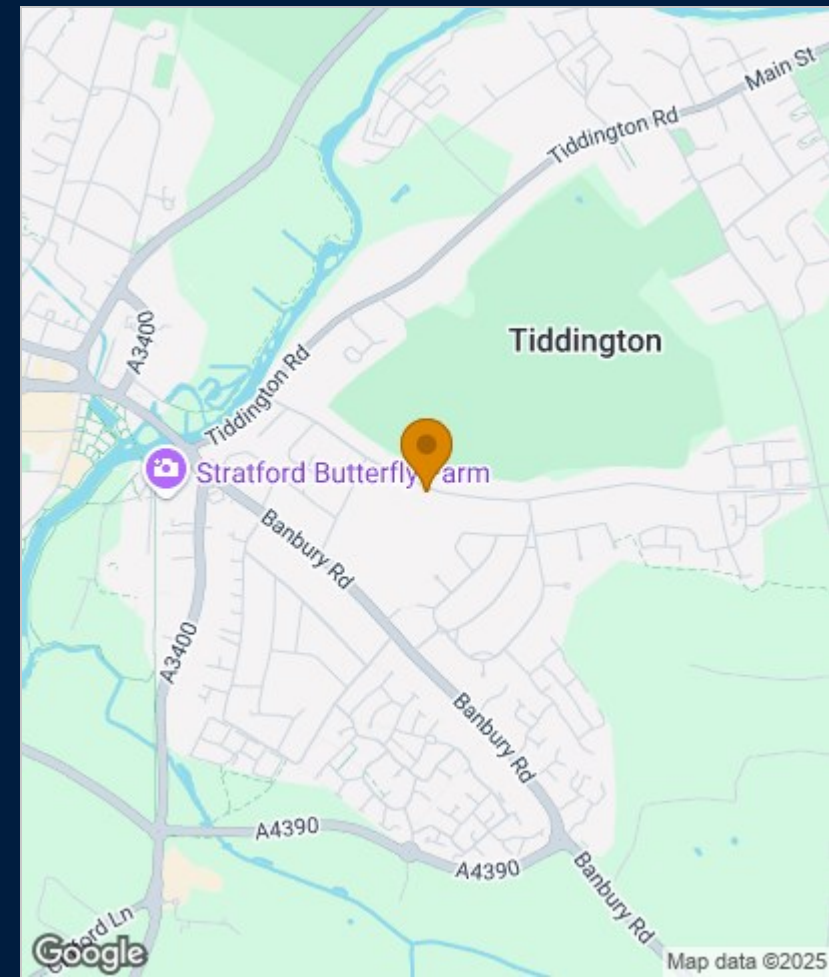
Property Ref: 1111

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.



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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