



The Coach House
St Gregorys Road, Stratford upon Avon, Warwickshire, CV37 6UH

ST GREGORY'S ROAD COMPRISES A HIGHLY SOUGHT AFTER TREE LINED ROAD A SHORT STROLL FROM THE TOWN CENTRE WITH ITS EXTENSIVE RANGE OF AMENITIES INCLUDING SHOPS, CAFES, RESTAURANTS AND OF COURSE THE WORLD FAMOUS ROYAL SHAKESPEARE THEATRE. THE COACH HOUSE COMPRISES A FABULOUS DETACHED COACH HOUSE FINISHED TO A REALLY HIGH STANDARD TO CREATE A STYLISH AND WELL DESIGNED LIVING SPACE WITH UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR AND LOTS OF NATURAL LIGHT.

The accommodation comprises:

Open Plan Living Kitchen 14' 8" x 20' 11" (4.47m x 6.37m)

A delightful open space with high quality fitted units including base cupboards surmounted by granite work surfaces and wall cupboards over. Central island unit incorporating breakfast bar, fridge and freezer. Integrated oven, four ring gas hob, extractor hood, dishwasher and washer/dryer. Power points, engineered oak flooring with under floor heating, double glazed windows to three sides ensuring plenty of natural light. Oak panelled front door, inset ceiling lights and T.V. point.



Lobby

With useful under stairs storage cupboard and inset ceiling light point.

Cloakroom

With white suite incorporating low flush W.C. and corner wash basin, TRAVERTINE tiling to half height, double glazed window, fitted cupboards, extractor vent and inset ceiling lights on automatic switch.

Guest Bedroom 10' 5" min 11' 03" max x 9' 1" (3.17m x 2.77m)

Built in wardrobe, power points, engineered oak flooring with under floor heating, T.V. point, telephone point, double glazed window to front and inset ceiling lights.

Ensuite

White suite incorporating walk in shower enclosure, wash basin with cupboard under and low flush W.C. Fully tiled, double glazed window, extractor vent, inset ceiling lights on automatic switch, heated towel rail and tiled floor with under floor heating.

Oak stairs with low level lighting lead up to: -

Master Bedroom 14' 8" x 10' 7" min 13' 11" max (4.39m x 3.22m)

Feature full height gable window, T.V. point, power points, built in wardrobe, radiator and inset ceiling lights.

Ensuite 8' 10" x 5' 11" (2.69m x 1.80m)

With quality white suite incorporating panelled bath with fitted shower and screen. Wash basin with vanity cupboard under and low flush W.C. with concealed cistern. Heated towel rail, double glazed VELUX roof window and airing cupboard housing gas fired combination boiler. Access to eaves storage.

Bedroom Three/Study 12' 10" x 8' 2" (3.91m x 2.49m)

Built in wardrobe, power points, double glazed VELUX roof window, T.V. point, telephone point, radiator and inset ceiling lights.

Outside

The property benefits from two car parking spaces in addition to double gates which gives access to a paved courtyard area including a useful timber shed, outside power point and water tap.

Services

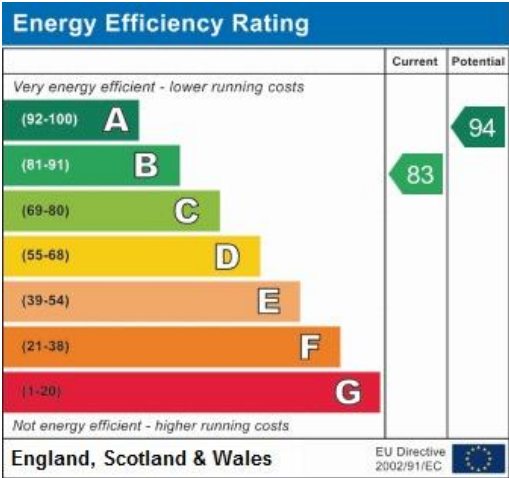
We have been advised that all services are connected to the property and should be checked with solicitors before exchange of contracts

Tenure

We understand that the property is Freehold although there is an annual maintenance charge of £50.00 for the drive. However, we advise all interested parties to obtain verification though their Solicitors or Surveyor.

Local Authority

Stratford on Avon DC – Council Tax Band E



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