



138 LOXLEY ROAD

Stratford upon Avon, Warwickshire



A SPACIOUS, SEMI-DETACHED FAMILY HOME

Located on the Loxley Road, benefiting from well-appointed rooms, a delightful, south-facing rear garden, and a gated driveway.



Local Authority: Stratford-on-Avon District Council

Council Tax band: E

Tenure: Freehold



SITUATION

Stratford-upon-Avon, home of the Royal Shakespeare Company and the area's cultural hub, offers excellent leisure and shopping facilities along with a wide selection of highly regarded restaurants, pubs and gastro pubs, all within walking distance.

The town is well served by state, private and grammar schools, including The Croft Prep School, King Edward's Grammar School for Boys, Shottery Grammar School for Girls and Stratford High School, with further schooling and amenities available in nearby Warwick and Leamington Spa.

Transport links are excellent, with easy access to the M40 and regular rail services from Warwick Parkway to Birmingham and London. Leisure pursuits include racing at Warwick, Stratford-upon-Avon and Cheltenham, and golf at several renowned local clubs.









THE PROPERTY

138 Loxley Road is an attractive, well-presented semi-detached home in a highly sought-after location south of the River Avon. The property is arranged over three floors and features underfloor heating to the kitchen, dining room, family room and en suite shower room.

The ground floor offers a welcoming entrance hall, a charming drawing room with bay window and wood-burning stove, a spacious family room and a superb dual-aspect kitchen/breakfast room with central island, quartz worktops, integrated appliances and French doors opening onto a decked terrace and rear garden. Additional accommodation includes a dining room, utility room, study, WC and garage/store.

On the first floor is an impressive principal bedroom with bay window, fitted wardrobes and en suite shower room, along with two further bedrooms enjoying southerly garden views.

The second floor provides a delightful fourth bedroom with built-in storage and far-reaching rear views via a dormer window.







OUTSIDE

A gated, gravel driveway leads to the property and provides ample parking for a number of cars, with the added benefit of an electric vehicle charging point.

The property benefits from a delightful rear garden, which is principally lawned and offers privacy and seclusion, with a scattering of mature trees and shrub and herbaceous borders which provide colour and interest throughout the year. A wooden decking stretches the width of the house, accessed from the kitchen/breakfast room and the dining room through glazed double doors, and provides a wonderful space for outdoor entertaining and dining.

The property also benefits from a spacious summer house.







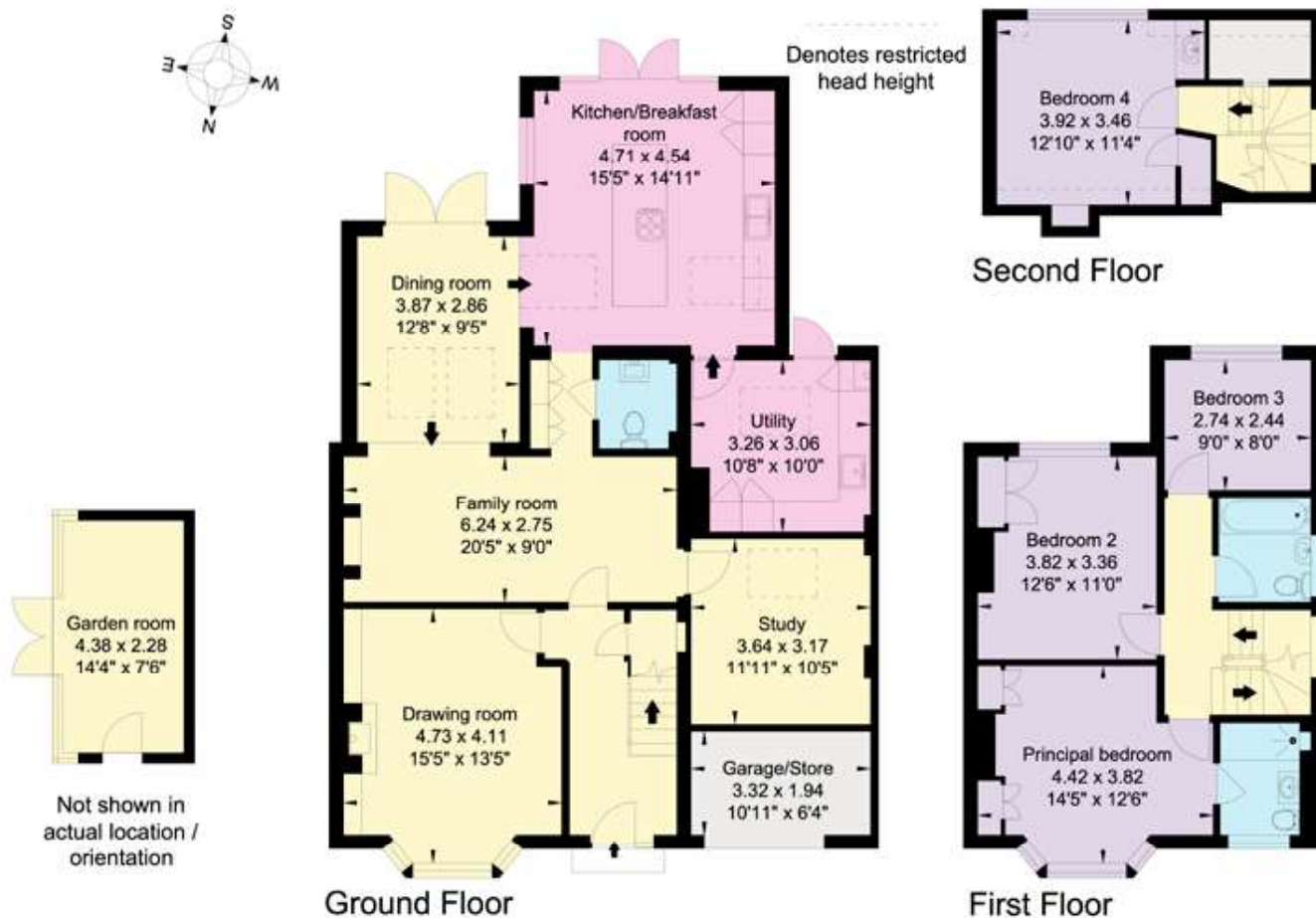
Services

Mains electricity, gas, water and drainage are connected to the property. Mains gas central heating. Fibre broadband is connected to the property.

What3words

///cover.noting.wisdom





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

**138 Loxley Road
Stratford upon Avon**

APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 190 sq m (2,047 sq ft)
Garden Room: 10 sq m (107 sq ft)
Total: 200 sq m (2,154 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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Date: 27 July 2026
Our reference: STR012667723

138 Loxley Road, Stratford-upon-Avon, CV37 7DT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £860,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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