



Wetherby Way, Stratford-Upon-Avon, CV37 9LU

Offers over £625,000



**** Four Bedroom Detached ** Generous Driveway ** Detached Double Garage **** This beautifully presented four-bedroom detached home blends Cotswold-style charm with modern family living. Set behind a mature front garden, the property offers a generous driveway and detached double garage, along with spacious, well-planned interiors including a dual-aspect lounge, open-plan kitchen/family area, utility room, and four bedrooms—one with en-suite. The rear garden is attractively landscaped and private, while the location offers a peaceful setting within easy reach of Stratford-upon-Avon's town centre, schools, and transport links.



This beautifully presented four-bedroom detached home showcases attractive Cotswold-style brickwork and is set behind a charming front garden enclosed by wall and metal fence. Mature shrubs, trees and a neatly kept lawn give the home a welcoming sense of privacy and kerb appeal from the moment you arrive. A generous side driveway offers parking for multiple vehicles and leads to a detached double garage, providing secure parking as well as valuable storage or workshop space.

Inside, the accommodation is thoughtfully laid out and ideally suited to modern family life. A bright and spacious entrance hallway leads through to a well-proportioned dual-aspect lounge, offering a comfortable setting for both relaxing and entertaining. To the rear of the house, an open-plan kitchen, dining and family area forms the heart of the home, with French doors opening directly onto the garden to create a seamless flow between indoors and out. A separate utility room adds practical storage and keeps the main kitchen space clear, while a cloakroom completes the ground floor.

Upstairs, the property offers three double bedrooms and a fourth single bedroom, currently used as a home office. The principal bedroom features fitted wardrobes and a private en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom with both bath and separate shower.

The rear garden is beautifully maintained, predominantly laid to lawn and surrounded by mature trees and well-stocked borders. A paved patio offers an ideal spot for outdoor dining or simply enjoying the peaceful setting.

Located in a highly regarded residential area, the property enjoys a peaceful position while still being within easy reach of Stratford-upon-Avon's historic town centre. Local shops, schools and amenities are close by, with excellent transport links for commuters.

Hall

WC

Kitchen/ Dining / Family Room

20'2" x 19'1" (6.15m x 5.84m)

Utility

8'7" x 5'10" (2.63m x 1.80m)

Living Room

20'2" x 10'11" (6.15m x 3.35m)

Landing

Bedroom 1

11'6" x 11'8" (3.52m x 3.58m)

Bedroom 2

11'6" x 10'11" (3.52m x 3.33m)

Bedroom 3

8'3" x 12'8" (2.53m x 3.88m)

Bedroom 4/ Study

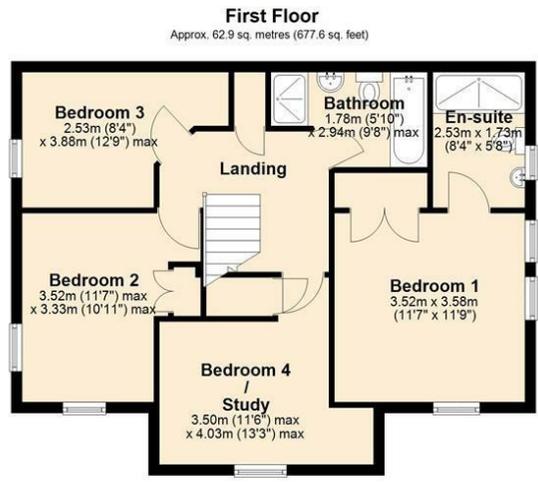
11'5" x 13'2" (3.50m x 4.03m)

Double Garage

18'3" x 18'10" (5.58m x 5.75m)







Total area: approx. 159.7 sq. metres (1719.0 sq. feet)



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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		