



St. Peters Way, Stratford-Upon-Avon
CV37 0RU

In Excess of **£675,000**



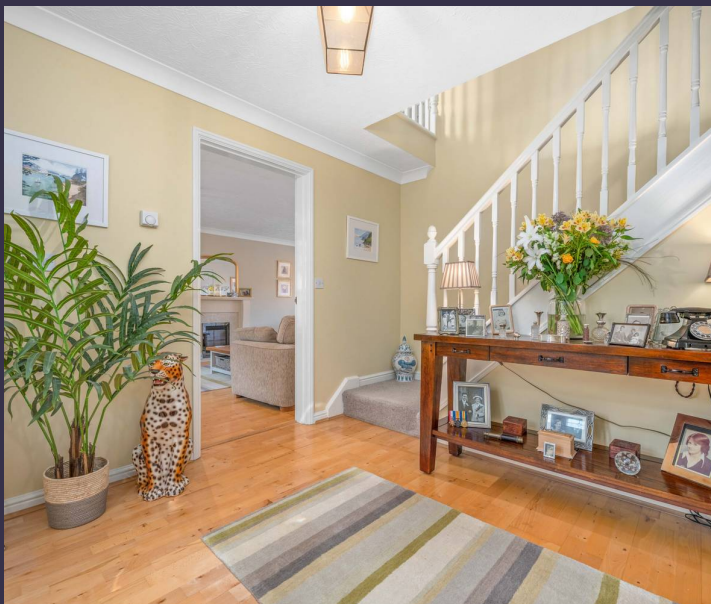
Hands up those who want to do no work to a property and simply turn the key and move straight in? If this sounds like you, then take a look at this beautiful home.

Occupying an attractive position within this popular residential development, this beautifully presented four double bedroom family home offers generous and versatile accommodation extending to over 2,100 sq ft, complemented by contemporary finishes throughout, a landscaped rear garden and a detached double garage.

The property has been exceptionally well maintained and thoughtfully improved by the current owners, creating a home that perfectly balances modern family living with practical everyday convenience. The spacious layout, stylish kitchen and bathrooms, excellent storage and multiple reception spaces make this a property that will appeal to families, professionals and those seeking a home with room to grow.

A welcoming reception hall provides an impressive introduction, with a central staircase rising to the first floor and doors leading to the living accommodation.

The generous sitting room runs from front to rear and is a wonderfully bright and comfortable space. An attractive fireplace creates a focal point to the room; the perfect place to enjoy relaxing evenings with the family, binge-watching your favourite box set or movie. Bi-fold doors frame the rear garden and open directly onto the patio and outside seating area, effortlessly linking the indoor and outdoor spaces.





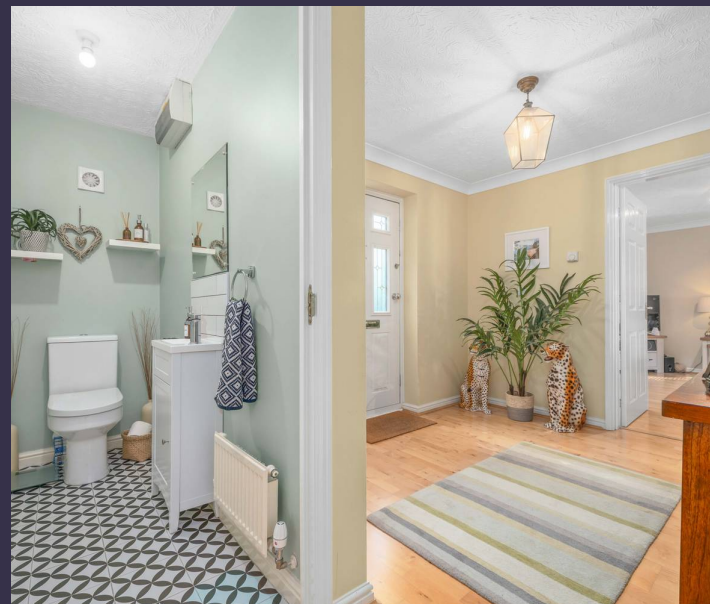
Undoubtedly one of the standout features of the home is the superb open-plan kitchen and dining room located to the rear. Thoughtfully designed with modern cabinetry and an abundance of quartz work surfaces, this room adds a touch of luxury to everyday living. A substantial central island with breakfast seating creates a sociable hub and forms the true heart of the home. Bi-fold doors open directly onto the landscaped garden, seamlessly connecting to al fresco dining during the warmer months.

Leading from the kitchen is a separate utility room providing additional storage, laundry facilities and external access, ideal for muddy boots, wet coats and paws after countryside walks.

Also accessed from the hallway is a convenient ground floor cloakroom/WC.

Completing the ground floor is a good-sized study, ideal for those working from home, running a business or seeking a playroom, snug or hobby room.

Heading upstairs, your attention is immediately drawn to the large window at the front, flooding the landing with natural light and creating an airy and open feel. The galleried landing offers plenty of space for a reading corner or study area and, at Christmas time, provides the perfect place to showcase a beautifully dressed tree.





The principal bedroom is an impressive double room boasting two windows overlooking the rear garden. Fitted wardrobes span one wall, while the stylish en-suite bathroom provides a true parents' sanctuary. Beautifully appointed, it features a freestanding bath, separate walk-in waterfall shower, wash hand basin and WC, creating the perfect place to relax and unwind at the end of the day.

Bedroom two is another generous double room and enjoys its own modern en-suite shower room with waterfall shower, making it ideal for guests, teenagers or visiting family.

Bedrooms three and four are both comfortable double rooms, each benefiting from built-in wardrobes and offering flexibility for family living, guest accommodation or additional home working space.

The family bathroom has been beautifully refitted in the same contemporary style as the en-suites and features a modern three-piece suite. With three bathrooms serving the home, the morning rush becomes that little bit easier for busy family life.

Outside, the property enjoys a beautifully landscaped and enclosed rear garden designed for both relaxation and entertaining. A generous paved terrace provides the perfect setting for outdoor dining and summer gatherings, whilst the lawn and established borders create an attractive and relatively low-maintenance outdoor space.

The detached double garage is positioned to the rear and accessed via a gated driveway shared with just one neighbouring property. Offering excellent roof storage, secure parking for two vehicles and additional off-road parking on the driveway, it provides practicality that is often hard to find.





St Peters Way forms part of a popular modern development situated on the northern side of Stratford-upon-Avon, offering excellent access to the town centre and a wealth of local amenities. Stratford-upon-Avon is renowned for its historic charm, excellent schooling, riverside walks, restaurants and cultural attractions. For commuters, the property is exceptionally well placed with easy access to the A46, providing swift connections to Warwick, Leamington Spa, Coventry, the M40 and wider motorway network. Stratford-upon-Avon Parkway railway station is also within easy reach, offering direct services to Birmingham and convenient onward connections to London, making this an ideal location for those seeking a balance between lifestyle and connectivity.

Council Tax band: G

Tenure: Freehold

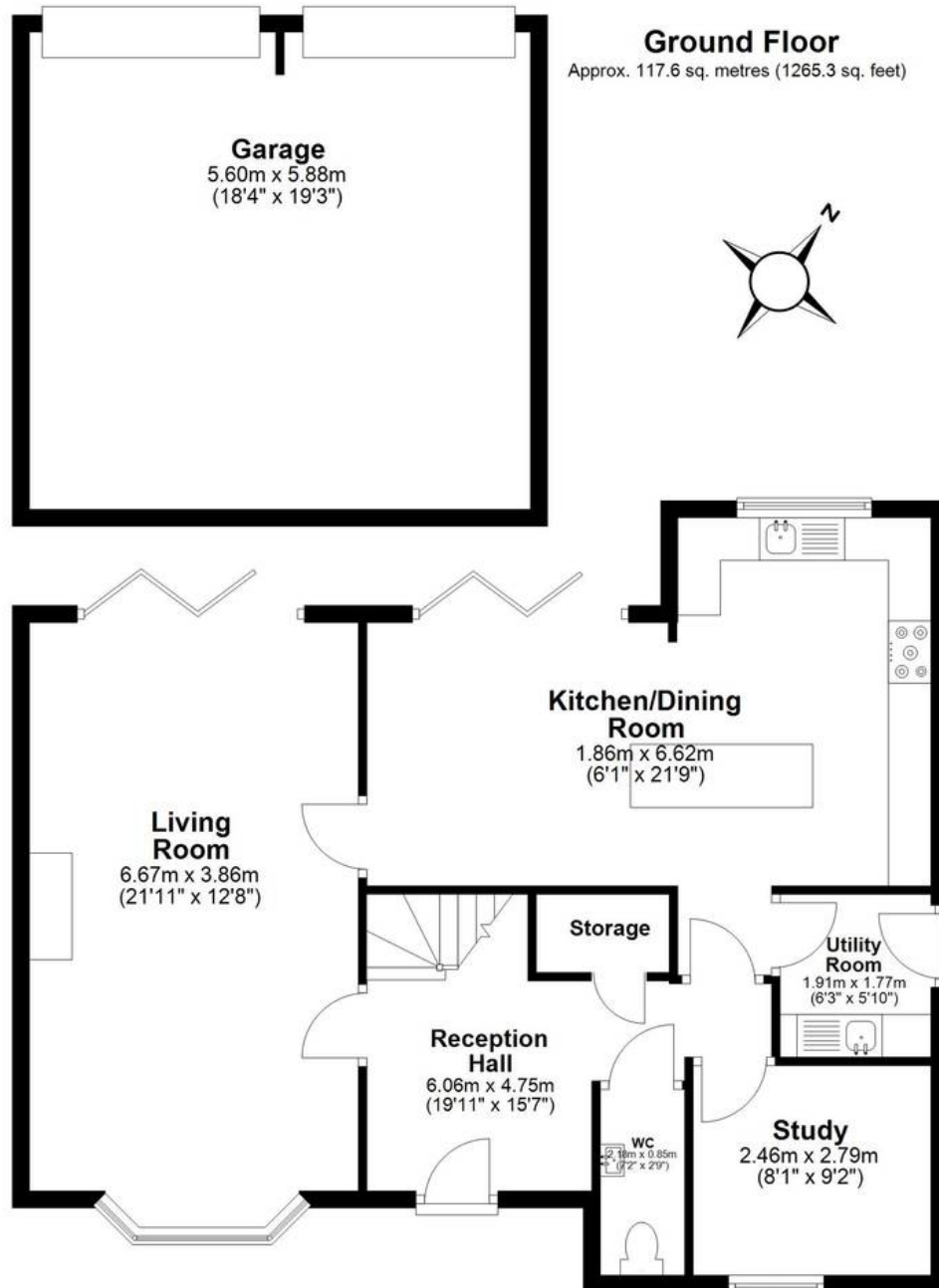
EPC Energy Efficiency Rating: C

- Beautifully Presented Detached Family Home
- Stunning Open-Plan Kitchen/Dining Room
- Spacious Dual Aspect Sitting Room
- Four Double Bedrooms, Two En-suites
- Study/Home Office
- Utility Room and Downstairs Cloakroom W/C
- Landscaped Part Walled Rear Garden
- Detached Double Garage and Driveway Parking
- Approximately 2,122 sq ft of Accommodation
- Excellent Access to Stratford-upon-Avon Parkway and the A46



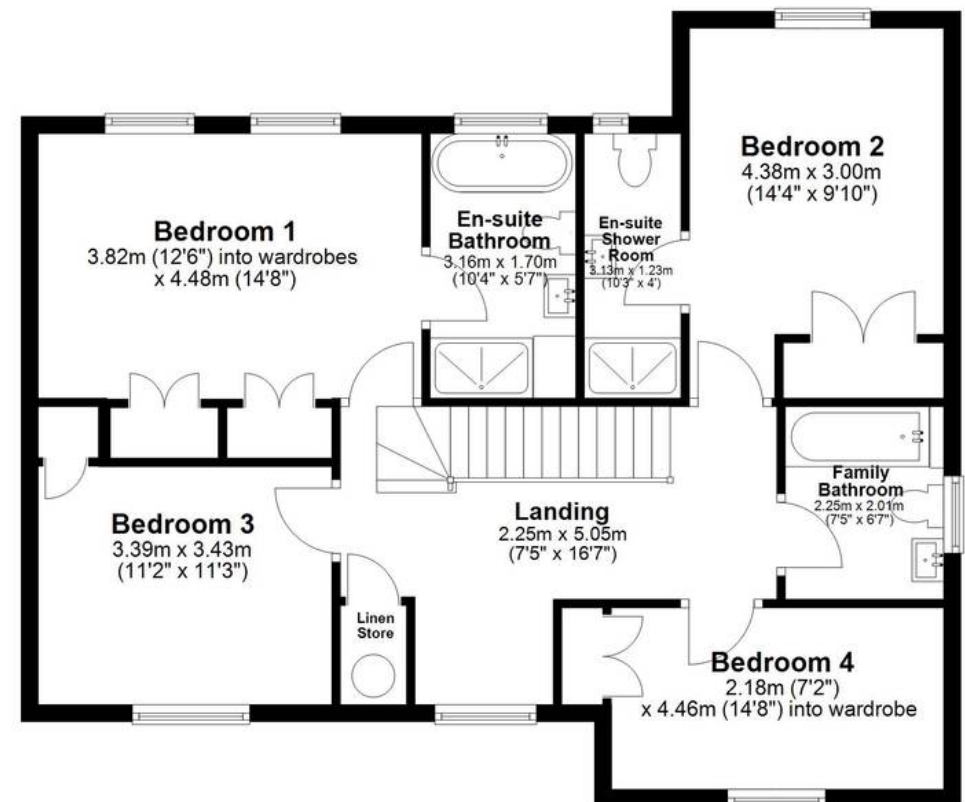
Ground Floor

Approx. 117.6 sq. metres (1265.3 sq. feet)



First Floor

Approx. 79.6 sq. metres (856.9 sq. feet)



Total area: approx. 197.2 sq. metres (2122.2 sq. feet)



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