



**Magnolia House, 15 Avenue Road,**  
Stratford upon Avon, CV37 6UW

# Available at Guide Price £1,400,000



A rare and exciting opportunity to acquire an exceptionally well-maintained detached family residence occupying one of Stratford-upon-Avon's most prestigious and highly sought-after addresses. Avenue Road is widely regarded as one of the town's finest residential locations; a beautiful tree-lined avenue set at the foot of the Welcombe Hills, whilst remaining just a short stroll from the vibrant and historic town centre, with its excellent selection of restaurants, boutique shops, theatres and riverside walks.

This handsome home sits proudly within a generous and mature plot and has been lovingly cared for and meticulously maintained over many years, offering beautifully presented accommodation throughout, together with wonderful scope for a purchaser to further enhance and personalise to their own tastes if desired.

The property is approached via an impressive deep frontage with an 'in and out' driveway, providing extensive off-road parking and creating an elegant arrival. The frontage is beautifully framed by mature planting and an outstanding Magnolia tree which provides a particularly striking feature when in bloom.

Entering the property, a spacious reception hall immediately sets the tone for the rest of the house, with a feeling of space and quality that continues throughout. The accommodation is both generous and versatile, ideally suited to family living.

To the front of the house is a formal dining room, an elegant space ideal for both everyday use and more formal occasions. The living room is particularly impressive, being beautifully proportioned and creating a warm and inviting space in which to relax.



At the heart of the home lies the spacious kitchen breakfast room, fitted with an Aga and offering an excellent range of storage and preparation space. There is ample room for informal dining, making it a wonderful sociable area for family life. The kitchen flows seamlessly into the substantial conservatory, a superb additional reception space which enjoys delightful views across the garden and provides the perfect place from which to enjoy the changing seasons. With doors opening directly onto the terrace, this area is ideal for indoor and outdoor entertaining alike.

Further ground floor accommodation includes a utility room, guest WC and a secondary 'gardener's' WC, ideal for those enjoying time outdoors. In addition, there is a sizeable understairs storage cupboard, providing excellent practical storage for coats, shoes and household items. The property also benefits from an integral double garage, accessed directly from within the house, providing secure parking, excellent storage and further practicality for everyday living.

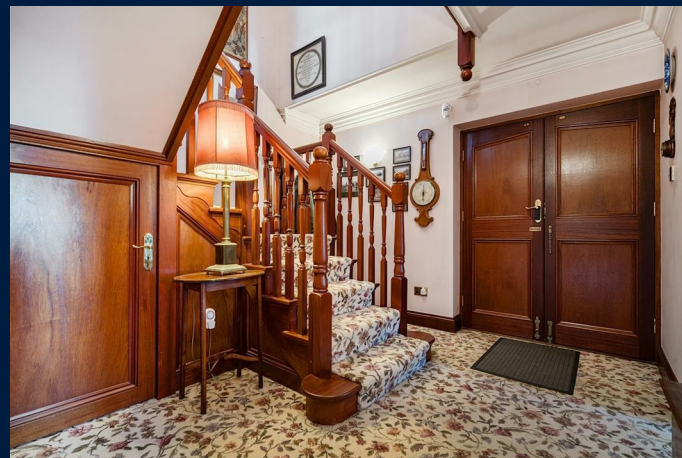
To the first floor, the spacious landing leads to four well-proportioned bedrooms. The principal bedroom is a particularly attractive room, benefitting from fitted wardrobes and a private en-suite bathroom. The guest bedroom also enjoys the advantage of its own en-suite facilities. Two further double bedrooms are served by a family bathroom.

A particularly noteworthy feature of the house is the substantial loft space, accessed via a drop-down ladder. Already fully boarded and fitted with Velux and dormer windows, this area offers tremendous potential for conversion into additional habitable accommodation, subject to the necessary consents.

Outside, the rear garden is a true highlight of the property and has been beautifully landscaped and lovingly tended. Mature trees, shrubs and well-stocked borders combine to create a private and peaceful setting, with colour and interest throughout the seasons. A generous patio terrace provides the ideal space for al fresco dining and entertaining, whilst a covered terrace offers shelter and an inviting place to sit and enjoy the garden whatever the weather. Beyond, there is a productive vegetable garden, perfect for those with an interest in gardening.

Completing the accommodation is a substantial brick-built outbuilding which offers excellent versatility. It would make an ideal home office, studio or gym, and also presents exciting potential for conversion into a self-contained annexe, subject to the necessary consents.

Offered for sale with no onward chain, this distinguished home represents a genuinely rare opportunity to acquire an exceptional property in one of Stratford upon Avon's most desirable locations. Combining a prestigious setting, beautifully maintained accommodation, delightful gardens and considerable future potential, it is a house that is sure to appeal to a wide range of discerning purchasers.







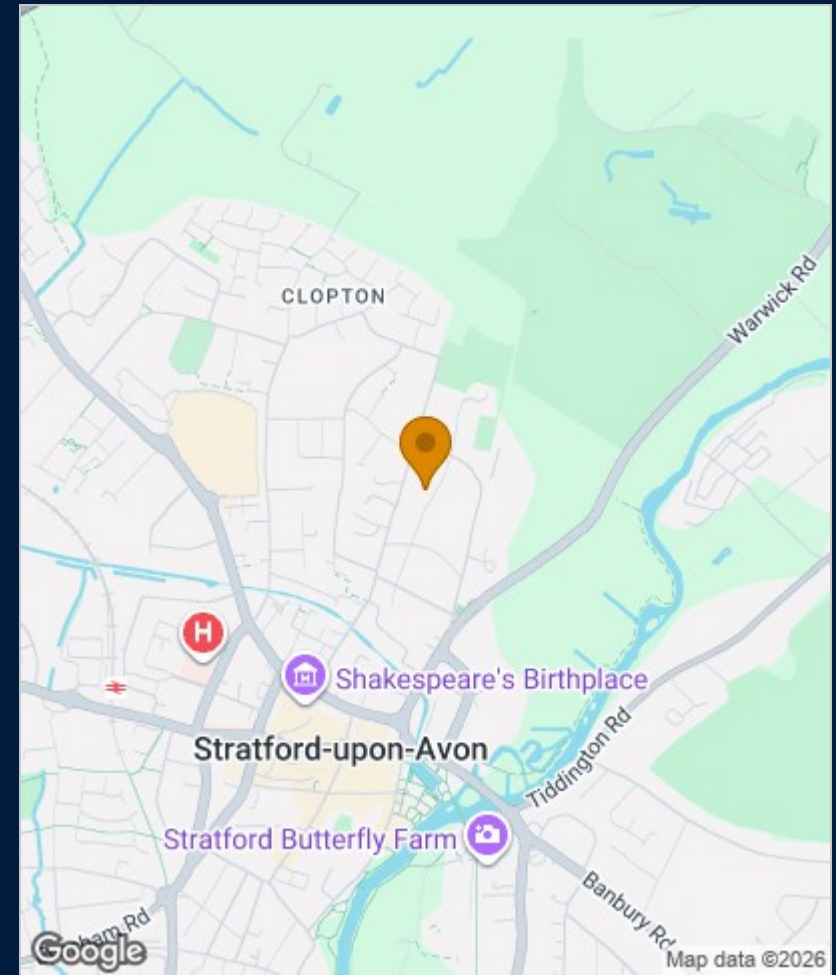
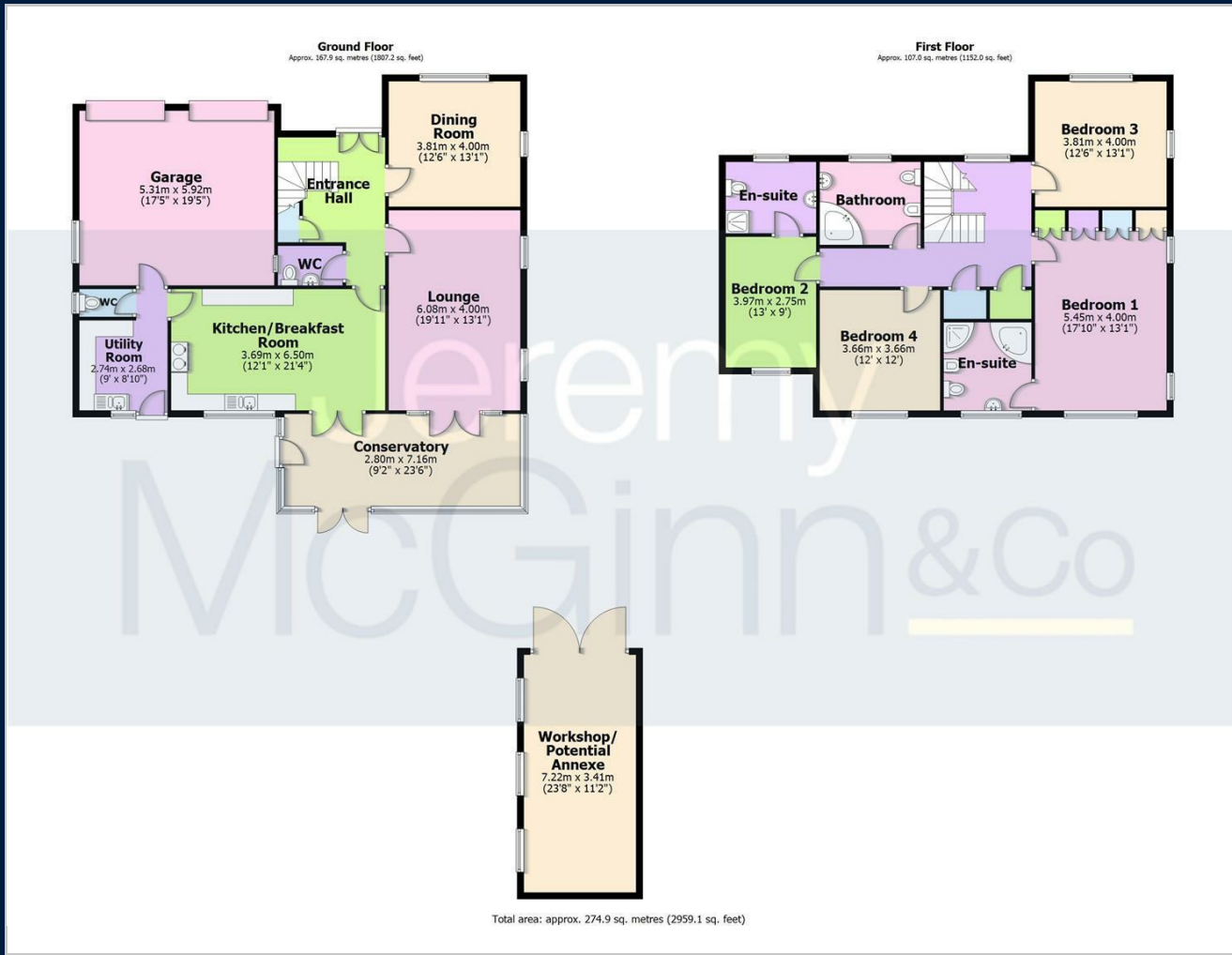
**Tax Band: G**

**Council: Stratford District Council**

**Tenure: Freehold**

Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.





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

