

Clopton Road,

Stratford-upon-Avon, CV37 6SN

Jeremy McGinn &Co

Available at
Guide Price £375,000

3 2 2 D

Situated within easy walking distance of the town centre, this generously proportioned semi-detached property on Clopton Road offers an excellent opportunity to create a substantial and characterful family home. Requiring a degree of modernisation, the property benefits from gas central heating and uPVC double glazing, whilst providing versatile accommodation with tremendous scope for further improvement and extension, subject to the necessary consents.

The accommodation briefly comprises an enclosed porch leading into a welcoming reception hall with guest cloakroom/WC, a good sized living room, spacious dining room and kitchen. The original garage has been converted to a ground floor bedroom with ensuite facilities (building regulations approval to be confirmed), offering ideal space for dependent relatives, guests or home working.

To the first floor is a particularly large principal bedroom which was formerly two separate bedrooms and could easily be reinstated if required, together with further bedrooms, a study and a spacious family bathroom.

Externally, the property benefits from off-road parking to the front and a large mature rear garden enjoying a high degree of privacy. The extensive gardens feature generous lawns, a variety of mature shrubs and trees, a substantial workshop and access to two useful sub-floor rooms which offer huge potential to create additional accommodation or leisure space, subject to the necessary approvals.

This is a rare opportunity to acquire a sizeable home in a highly sought after location with enormous potential to modernise and personalise to individual requirements.



















Tax Band: D

Council: Stratford on Avon District Council

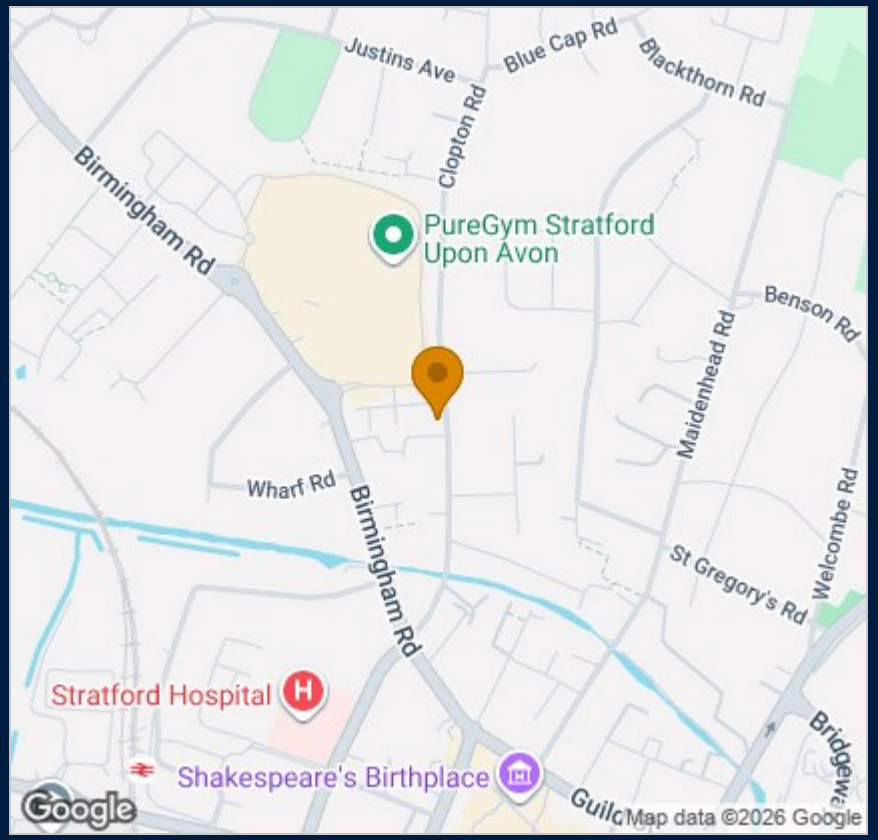
Tenure: Freehold

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.

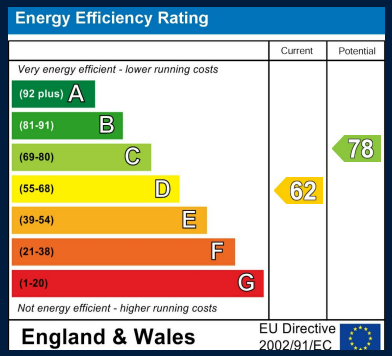
Floor Plan



Map



Energy Performance



Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
Tel: 01789 868168 Email: stratford@jeremymcginn.com
www.jeremymcginn.com

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