



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

£725,000



An impressive executive four double bedroom detached townhouse, occupying an enviable position overlooking a green on the popular St. Peters Way development. This beautiful home offers flexible, well-proportioned accommodation throughout. Symmetrical and imposing, it is the kind of house you might have drawn as a child.

Positioned side-on to the road, the property is approached via a pedestrian gated pathway leading across the front. The entrance door opens into a spacious hallway, a welcoming introduction to the home. Doors lead off to:

To the front of the house, the living room sits to the right and extends the full depth of the property. A gas feature fireplace provides a striking focal point, while the front window frames views over the green – perfect for keeping an eye on younger children at play. French doors at the rear open into the garden room.

To the left at the front is a versatile reception room, currently arranged as a home office but equally suited to a snug, playroom or formal dining room. With space for a desk beneath the window overlooking the green, it is a bright and inspiring space in which to work, pause for thought, or let creativity flourish.





Straight ahead from the hallway, stretching across the full width of the property, is the kitchen dining room. Designed for modern, open-plan living, it is a sociable space where conversation flows effortlessly while meals are prepared in style. The kitchen is fitted with high gloss cream units with complementary worksurfaces over. There is space for USA fridge freezer, wine fridge and an integrated dishwasher. There is a large central island with inset gas hob and incorporates a breakfast bar; the perfect place to catch up with friends over a brew. There is ample room for a six to eight-seater dining table positioned in front of the French doors, which lead through to the garden room and enhance the sense of space and light. There is also a further rear door accessing the garden.

Off the kitchen is a utility room, housing the gas central heating boiler and providing space and plumbing for a washing machine, with room for a tumble dryer if required – keeping noisy appliances out of earshot. A rear door opens directly onto the side garden, the perfect entry to enclose and contain muddy boots and paws.

The garden room is flooded with natural light and enjoys uninterrupted views over the rear garden. French doors open onto the patio, while the room itself comfortably accommodates even the largest of sofas. Two radiators ensure it can be enjoyed throughout the year. It is an inviting space in which to relax with friends over a cup of tea or unwind with a favourite book.

A downstairs cloakroom completes the ground floor accommodation.





Heading upstairs on the first floor is the master bedroom suite providing a generous retreat, complemented by a dedicated dressing room and multiple built-in wardrobes. A well-appointed en-suite bathroom creates a private space in which to start and end the day in comfort. Also on this floor is a second double bedroom, benefiting from its own en-suite – ideal for guests or older children seeking a little independence.

The second-floor features two further well-proportioned double bedrooms, both enjoying dual aspects and abundant natural light. A modern shower room, accessed from the landing, serves both rooms.

Outside, the garden wraps around the property. The front garden is paved and includes a shed, with ample space for hanging washing on warmer days. The rear garden enjoys a sunny south-westerly aspect and is mainly laid to lawn, complemented by a large patio and a further decked seating area.

The garden is a sun-drenched retreat, ideal for al fresco entertaining, summer BBQs, or simply relaxing with a favourite tippie at the end of a busy day. It is easy to maintain yet offers potential for flower borders, planted beds, or even a vegetable garden.

A rear gate provides access to the gated driveway, offering off-road parking for one vehicle in front of the tandem garage, which accommodates two cars. Beyond the garage is an equally sized space, perfect for a home gym, summer house, or therapy room. Both areas have power and lighting, and the garage benefits from an up-and-over door.

This delightful home is not to be missed – early viewing is strongly recommended to avoid disappointment.





Council Tax Band: F

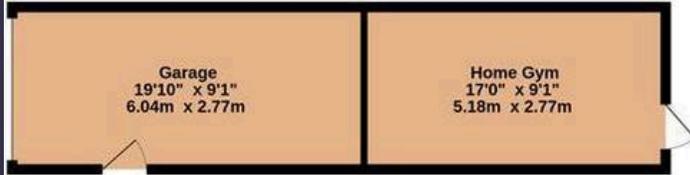
Tenure: Freehold

EPC Energy Efficiency Rating: C

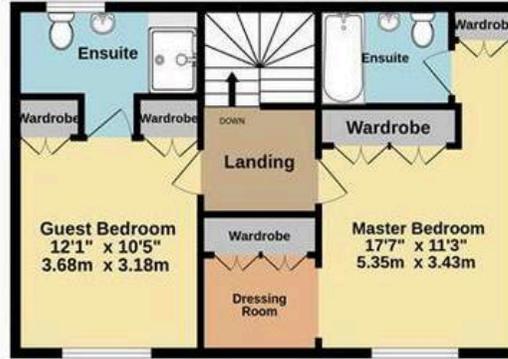
EPC Environmental Impact Rating: C

- Well Proportioned Executive Townhouse
- Four Double Bedrooms
- Two Reception Rooms
- Generous Kitchen Dining Room & Garden Room
- Three Bathrooms
- Decent Size Wrap Around Garden
- Tandem Garage, Gym & Gated Driveway
- Envious Position Overlooking Green
- Easy Commute Access to A46, Motorway Network & Train Station
- Close to Retail Park and Local Amenities

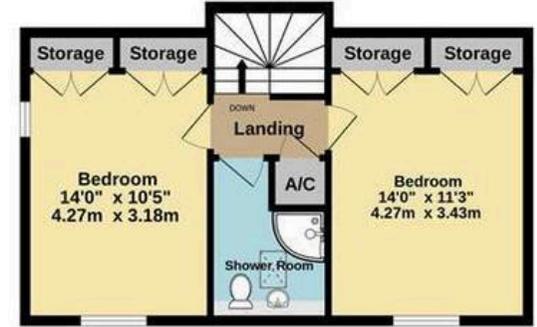
### Ground Floor



### First Floor



### Second Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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