1 Lady Hodgson Mews, Stratford upon Avon, CV37 0FF

Guide Price £470,000

- Electric Velux Roof Lights To Breakfast Kitchen
- Walking Distance To Town
- Breakfast, Living, Dining Room
- Downstairs WC
- Bedroom One With Ensuite Shower Room
- Two Further Double Bedrooms
- Jack And Jill Family Bathroom
- Off Road Parking For Two Cars With Additional Visitors Parking
- Car Charger
- Private Enclosed Rear Garden

3 2 1

One of just three, detached, dormer bungalows located within walking distance of the Town Centre. Offering flexible living accommodation, off road parking and private garden. Available now.

LOCATION

Lady Hodgson Mews enjoys an excellent residential setting on the northern side of Stratford-upon-Avon, ideally positioned for both convenience and lifestyle. The historic town centre is within comfortable walking distance, offering an outstanding selection of independent shops, cafés, restaurants, riverside walks and the world-renowned Royal Shakespeare Theatre. For everyday amenities, the popular Maybird Shopping Centre, together with Tesco Superstore, are both just a short stroll away. Families are well catered for, with the highly regarded Thomas Jolyffe Primary School on Clopton Road within easy walking distance. Combining superb local amenities with access to Stratford-upon-Avon's rich cultural heritage, Lady Hodgson Mews offers an ideal setting for those seeking the perfect balance of town-centre convenience and modern residential living.

ACCOMMODATION

Lady Hodgson Mews is a small development of just three, detached dormer bungalows that offer flexible living accommodation making them an ideal choice for a wide range of buyers. The versatile layout can easily accommodate growing families, with well-proportioned bedrooms, while also appealing to those seeking the convenience of single-level living. Ground floor bedrooms and bathroom facilities provide an excellent solution for elderly purchasers or those with reduced mobility, offering the potential to live comfortably without the need to use the first floor. The additional dormer accommodation creates valuable extra space for guest bedrooms, home office, separate living room, allowing the property to adapt to changing lifestyle needs over time. This flexibility makes the properties a practical long-term home, equally suited to families, downsizers and those requiring accessible living. In brief the property comprises of

HALLWAY

stairs rising to first floor and doors to

BEDROOM ONE

window to front, door to ensuite shower room.

WC

low level WC, pedestal wash hand basin.

BREAKFAST, LIVING KITCHEN

a beautiful light and airy room providing ample space for living and dining. Kitchen with integrated dishwasher, fridge freezer, washer/dryer and hob. Doors to patio area and rear garden. Two electric Velux roof lights.

BEDROOM TWO

overlooking the rear garden with built in sliding wardrobes, door to Jack and Jill bathroom.

BATHROOM

comprising bath with shower over, low level WC and vanity unit wash hand basin.

BEDROOM THREE

window to front.

OUTSIDE

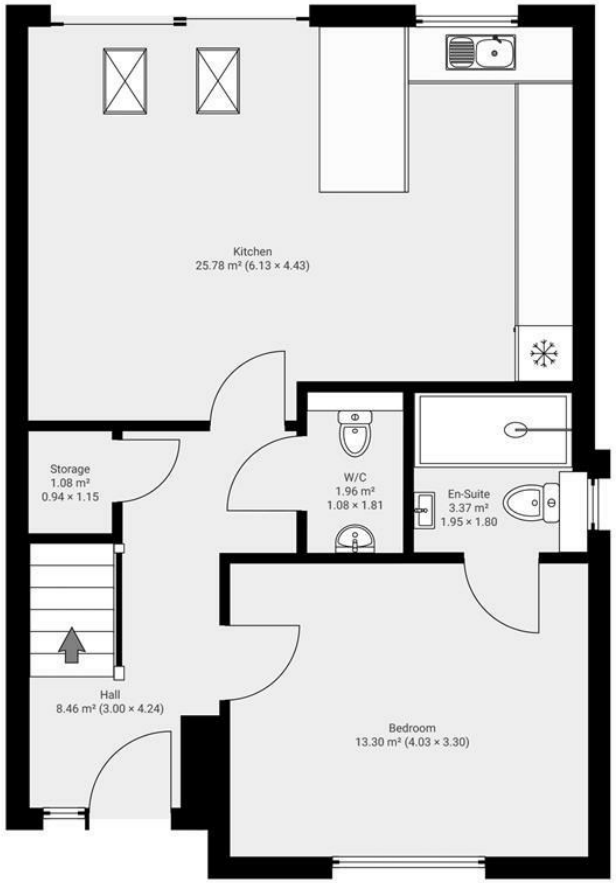
to the front/side of the property is off road parking and lawned fore garden. The rear garden has patio area, lawn and garden shed.

Peter Clarke
New Homes
Winkworth

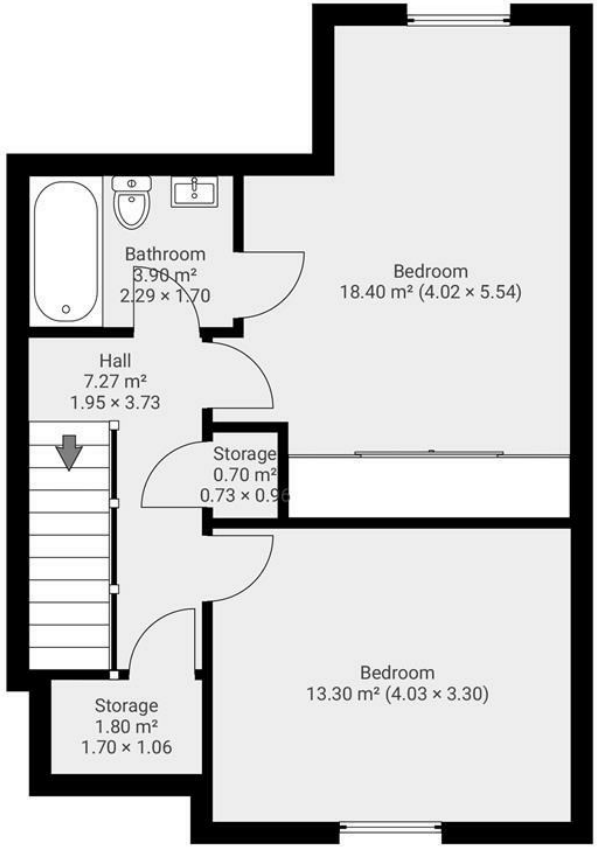
LOCATION
Hodgson Mews

DETAILS
Total area: 99.27 m²
1068.53 sq.ft

▼ Ground Floor TOTAL AREA: 53.92 m²



▼ 1st Floor TOTAL AREA: 45.35 m²



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

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GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains water, gas, electric and drainage connected to the property. However, this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants, or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No.

BROADBAND: No data available for new development (Checked on Ofcom Jul26) | MINIMUM MOBILE COVERAGE: No data available for new development (Checked on Ofcom Jul26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to not yet be assessed.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: Predicted B.

VIEWING: By Prior Appointment with the selling agent Peter Clarke New Homes.

AGENTS NOTE: SOME PHOTOGRAPHS ARE CGI IMAGES/EDITS

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