



4, Broad Walk
Stratford-upon-Avon

theAgents
property consultants

A distinguished townhouse in the iconic Old Town - elegance, space and location in perfect harmony.

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

4, BROAD WALK
STRATFORD-UPON-AVON

Summary

A handsome period townhouse offering beautifully arranged accommodation that blends timeless character with versatile living spaces. Immaculately presented throughout, the property provides a rare opportunity to acquire a refined home in one of Stratford-upon-Avon's most desirable areas.

Basement

The basement offers valuable extra accommodation, with an ancillary kitchen and spacious dining area. An adjoining room, currently a gym, provides versatile space adaptable to many uses, while a well-appointed shower room further enhances the flexibility of this level.

Ground Floor

Upon entering this charming period townhouse, you are greeted by a light-filled hallway. To the left, a spacious drawing room with a striking fireplace offers warmth and character, while a second reception room - currently a music room - provides a versatile space for entertaining. The heart of the home is the thoughtfully extended open-plan kitchen and living area, featuring underfloor heating and natural oak flooring. High-end finishes include a Bora Pure Hob, AEG appliances, and a Quooker tap, plus a bespoke pantry and utility for ultimate functionality. With large windows overlooking a private courtyard and a sizeable garden, the space is flooded with natural light. The ground floor is completed with a w/c.

First Floor

The sense of space and refinement continues on the first floor, where the second bedroom features fitted wardrobes and a private wet room en-suite. Two additional substantial bedrooms, both with built-in storage, are served by a contemporary family bathroom featuring a large bath and a separate walk-in shower. This level beautifully balances traditional design with the adaptability required for modern living.

Second Floor

A home office with two feature windows provides an idyllic space to work and would also make an ideal bedroom if required. A further bedroom with en-suite makes this a perfect guest suite, while the generous principal bedroom includes a walk-in wardrobe and en-suite. Elevated views and a peaceful ambience enhance the appeal, making it a calm retreat within the home.

Outside

The property features excellent outdoor space for relaxation or entertaining, which seamlessly extends the hosting areas. It offers a rare blend of privacy and convenience in a central, established location. To the front is an off-road parking space, with additional permits available via the local council.

Location

Located in one of Old Town's most prestigious areas, this home is moments from Stratford-upon-Avon's historic centre, a must-see theatre, boutique shops and excellent dining options. The location also offers easy access to well-regarded schools, scenic riverside walks, and excellent transport links.

Services to the Property

All Mains Services are connected to the property.

Local Authority and Tenure

Stratford-upon-Avon District Council and Freehold.

EPC Rating

EPC Rated C.

Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550.











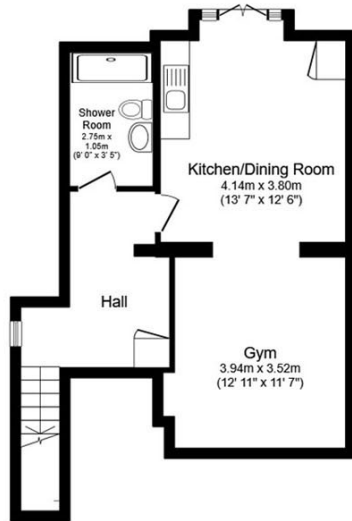






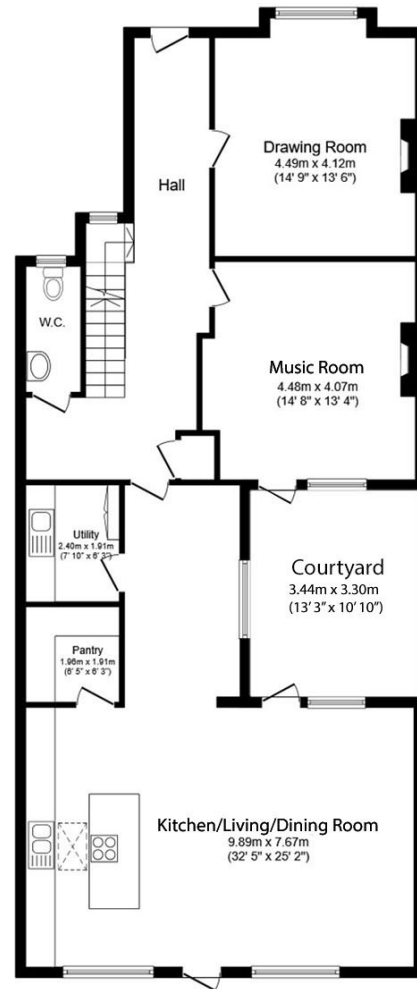
4 Broad Walk, Stratford-upon-Avon, CV37 6HS

Total floor area: 326.2 sq.m. (3,512 sq.ft.)



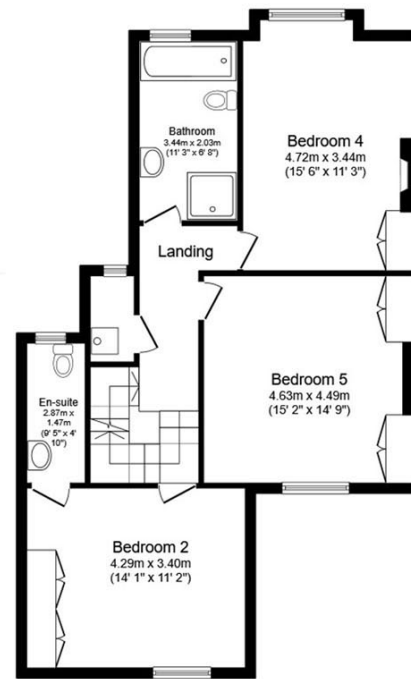
Basement

Floor area 47.9 sq.m. (515 sq.ft.)



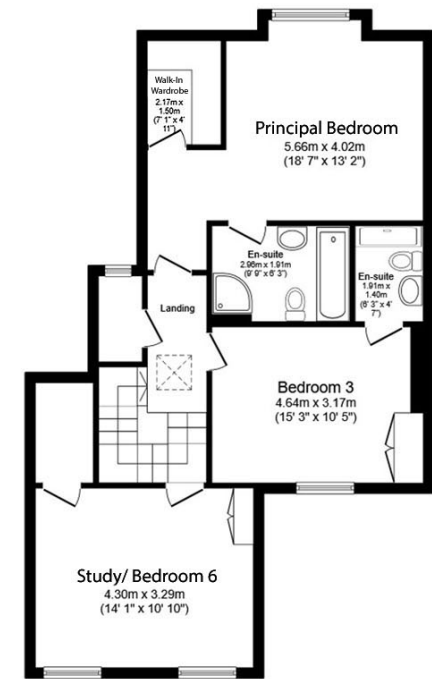
Ground Floor

Floor area 125.1 sq.m. (1,347 sq.ft.)



First Floor

Floor area 77.2 sq.m. (831 sq.ft.)



Second Floor

Floor area 76.1 sq.m. (819 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.