



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

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Approximate Gross Internal Area
 Ground Floor = 112.70 sq m / 1213 sq ft
 First Floor = 106.41 sq m / 1145 sq ft
 Second Floor = 30.86 sq m / 332 sq ft
 Outbuilding = 24.62 sq m / 265 sq ft
 Garage = 31.22 sq m / 336 sq ft
 Total Area = 305.81 sq m / 3291 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

- A detached four-bedroom, three-bathroom residence.
- Highly desirable premium location on the north side of the town
- Situated on a superb plot behind an in-and-out driveway
- Well planted and designed part-walled rear garden
- A superb 265 sq.ft. detached potential annexe
- Would now benefit from investment and remodelling
- A superb opportunity for substantial and stylish town living



Offers Over £1,250,000

Set in a highly desirable premium location, in a Conservation Area on the north side of the town, a detached four-bedroom, three-bathroom residence. Situated on a superb plot behind an in-and-out driveway to the front, with a part-walled rear garden that is well planted and designed, together with a superb 265 sq.ft. detached workshop and potential annexe, ideal for a dependent relative, extended family or perhaps income. Having been well appointed in its build in 1992, the property would now benefit from investment and re modelling and is in very good company with surrounding properties, many of which have been similarly improved. In short, a superb opportunity for substantial and stylish town living, offering generous accommodation, excellent outside space and significant further potential.

ACCOMMODATION

A welcoming entrance porch provides access to the main entrance. Cloakroom with wc and wash hand basin. Spacious and centrally positioned entrance hall with stairs rising to the first floor and doors providing access to the principal reception rooms and kitchen. The well-proportioned formal dining room enjoys views towards the front of the property, while the substantial sitting room provides an excellent family and entertaining space, with views over the rear garden. A bright and versatile sunroom/ conservatory provides an additional reception space, enjoying attractive views over and access to the rear garden.

The generous family kitchen/breakfast room offers considerable scope for re modelling and updating, providing an excellent opportunity to create an impressive modern family kitchen and informal dining space. A separate utility room provides space and facilities for laundry appliances together with additional storage. Further wc.

The property also benefits from an integral double garage, providing excellent garaging and storage facilities, with potential for further adaptation or alternative use, subject to the necessary consents.

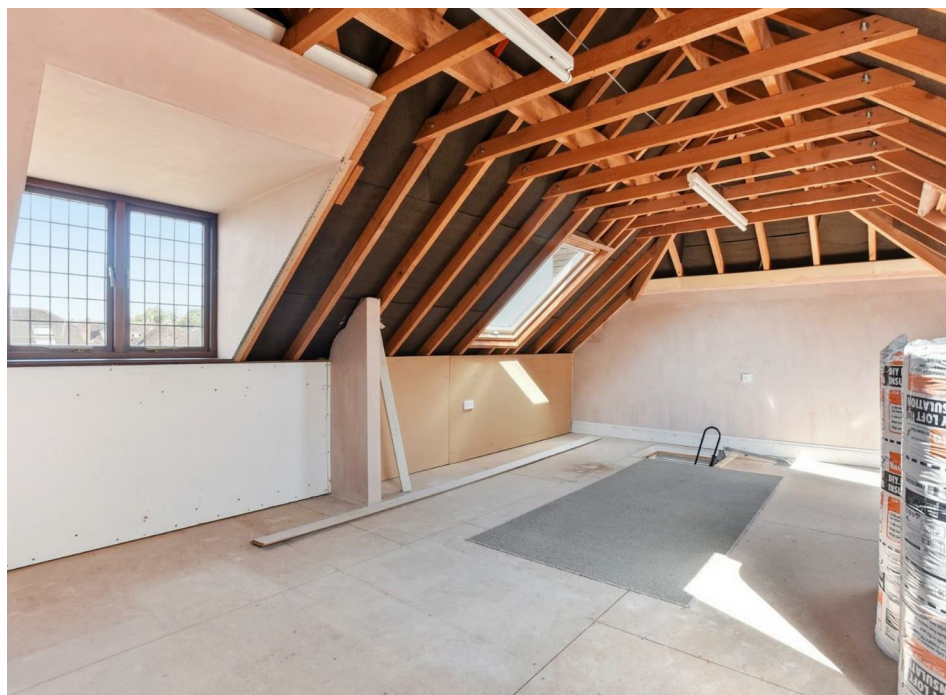
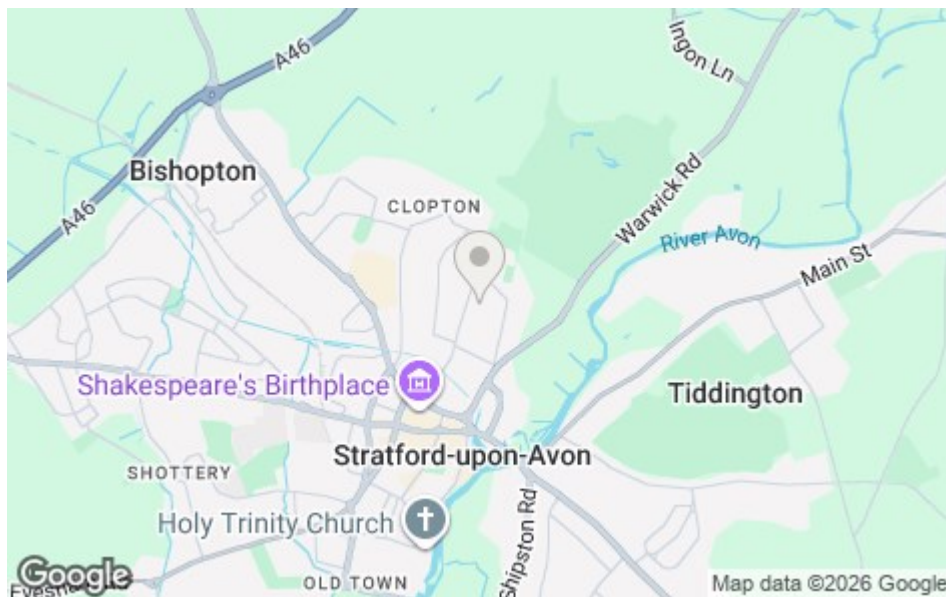
The first floor provides four bedrooms, including a substantial principal bedroom with en-suite facilities and a further double bedroom, also benefiting from an en-suite. There are two further bedrooms. The fourth bedroom benefits from a loft hatch giving access to a particularly spacious boarded and plastered attic space, offering exciting potential for incorporation into the existing accommodation, subject to the necessary consents. A good-sized family bathroom serves the remaining bedrooms.

OUTSIDE

The property occupies a superb plot, approached via an attractive in-and-out driveway providing extensive off-road parking and access to the garage. The rear garden is part-walled, well planted and thoughtfully designed, providing a good degree of privacy and a







particularly attractive setting for the house. At the bottom of the garden there is a covered "garden retreat", ideal for entertaining. A major feature is the 265 sq.ft. detached potential annexe, offering a wealth of possibilities for dependent relative accommodation, extended family, home working or potential income, subject to the necessary consents.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. Gas is understood to be supplied to the property, but not connected. However this should be checked by your solicitor before exchange of contracts. Oil central heating.

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.

CONSERVATION AREA: The property is situated in a Conservation Area.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Aug26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Aug26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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