

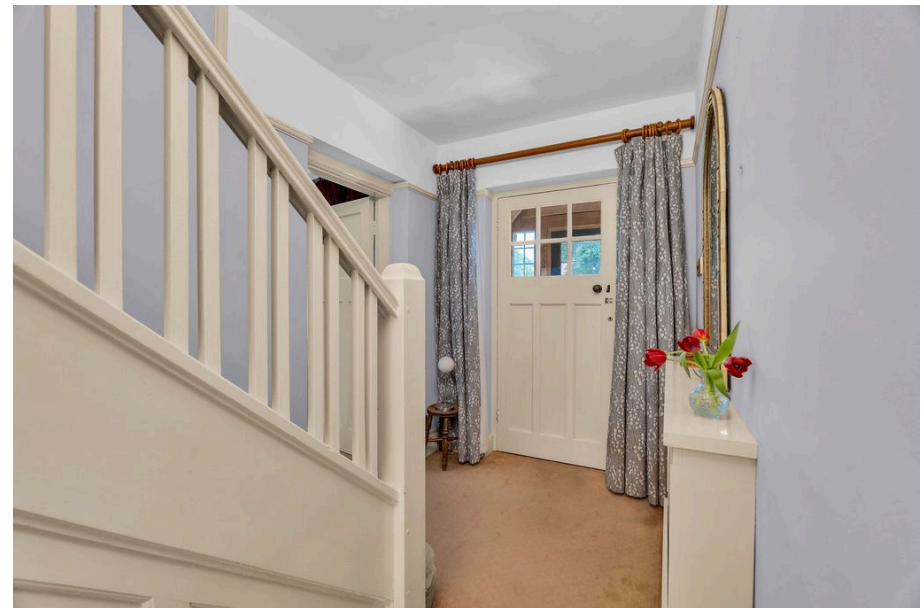


JANE LEES 
Your Property Partnership

Banbury Road, Stratford-upon-Avon, CV37 7HY

Guide Price £950,000

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An exceptional 1930s detached home, offering superb living space, magnificent private gardens and a beautiful position in one of Stratford-upon-Avon's most sought-after south-of-the-river locations.

Set back from the road behind a generous block-paved driveway, providing ample parking and the added benefit of an EV charging point, the house makes an immediate impression with its very pretty pastel blue-grey façade, mature hedging, established planting and charming gabled oak-framed porch.

The porch is not only an attractive architectural feature, but also a wonderfully practical entrance space, with room for seating and storage before stepping through into the main hallway.

Once inside, the entrance hall gives an immediate sense of the home's character. A traditional balustrade staircase rises to the first floor, while the hall itself feels light, welcoming and well-proportioned, with good ceiling height and the solid, timeless quality so often associated with homes of this period. A downstairs WC is also located off the hall.

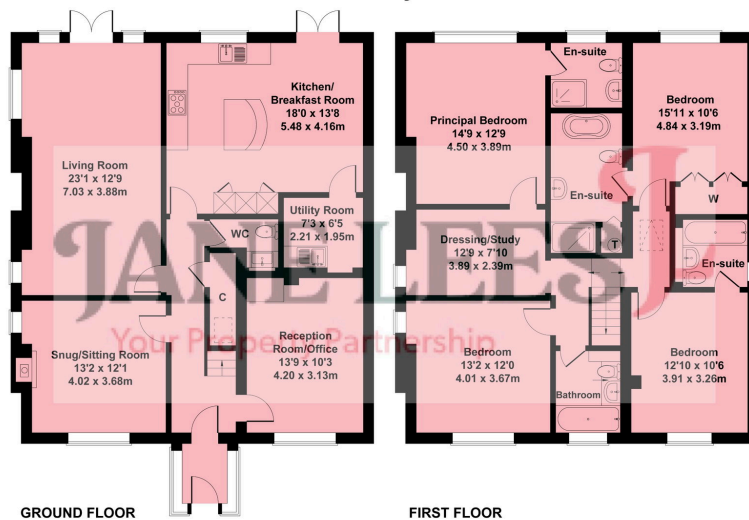
The accommodation is arranged with family life very much in mind, offering three reception rooms, four double bedrooms and four bathrooms. The layout provides an excellent balance of formal and informal living space, centred around a generous kitchen/dining room which opens directly onto the magnificent gardens stretching away to the rear.

To the front of the house are two flexible reception rooms. One is currently used as an office/studio, making it ideal for working from home or creative use, while the other would make a wonderful snug, complete with a cosy wood burner, or an excellent children's playroom.

The main living room is a particularly impressive room, generously proportioned and flooded with natural light from windows to both the side and rear. French doors open directly onto the garden terrace, creating a beautiful flow between inside and out, and a wonderful connection with the gardens beyond.



50 Banbury Road



Approximate Gross Internal Area = 206 sq m / 2217 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

- Exceptional 1930s detached home
- Three reception rooms, offering flexible family living space
- Principal bedroom with dressing room/study and en suite
- Beautifully set back behind a generous block-paved driveway
- EV Charger
- Sought-after south-of-the-river Stratford-upon-Avon location
- Four double bedrooms and four bathrooms
- Magnificent private rear garden with Travertine-tiled terrace
- No Chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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