



**Cedar Close ,**  
Stratford-upon-Avon, CV37 6UP

Jeremy  
McGinn & Co

# Available at Offers In Excess Of £650,000



Tucked away at the end of a peaceful cul-de-sac, this split-level detached house offers a rare opportunity to create a bespoke family home within a short and level stroll of Stratford-upon-Avon town centre with its extensive range of shops, bars & restaurants along with the renowned Royal Shakespeare Theatre.

The accommodation is of generous proportions and arranged over split levels, providing a versatile and spacious layout with excellent scope for reconfiguration and modernisation. Now in need of updating throughout, the property presents an ideal opportunity for those seeking to create a stylish home tailored to their own tastes in an absolutely prime position

The accommodation benefits from gas central heating and comprises on the ground floor - Entrance Hall, Dining Room with vaulted ceiling, Breakfast Kitchen, Guest Cloaks/WC, Utility Room & original Garage part converted to Store. On the lower ground floor there is a large Living Room, Garden Room & Study/Bed 4 and on the first floor there is a spacious Master Bedroom with Dressing Area & Ensuite along with 2 further Double Bedrooms and Bathroom.

To the front, a huge driveway provides ample off-road parking for numerous vehicles whilst to the rear lies a large, mature garden offering a high degree of privacy and an attractive setting for outdoor entertaining or future landscaping.

Combining an enviable central yet quiet location with size, potential and outdoor space, this is a compelling opportunity for buyers looking to add value and create a substantial home in one of Stratford-upon-Avon's most sought-after areas.



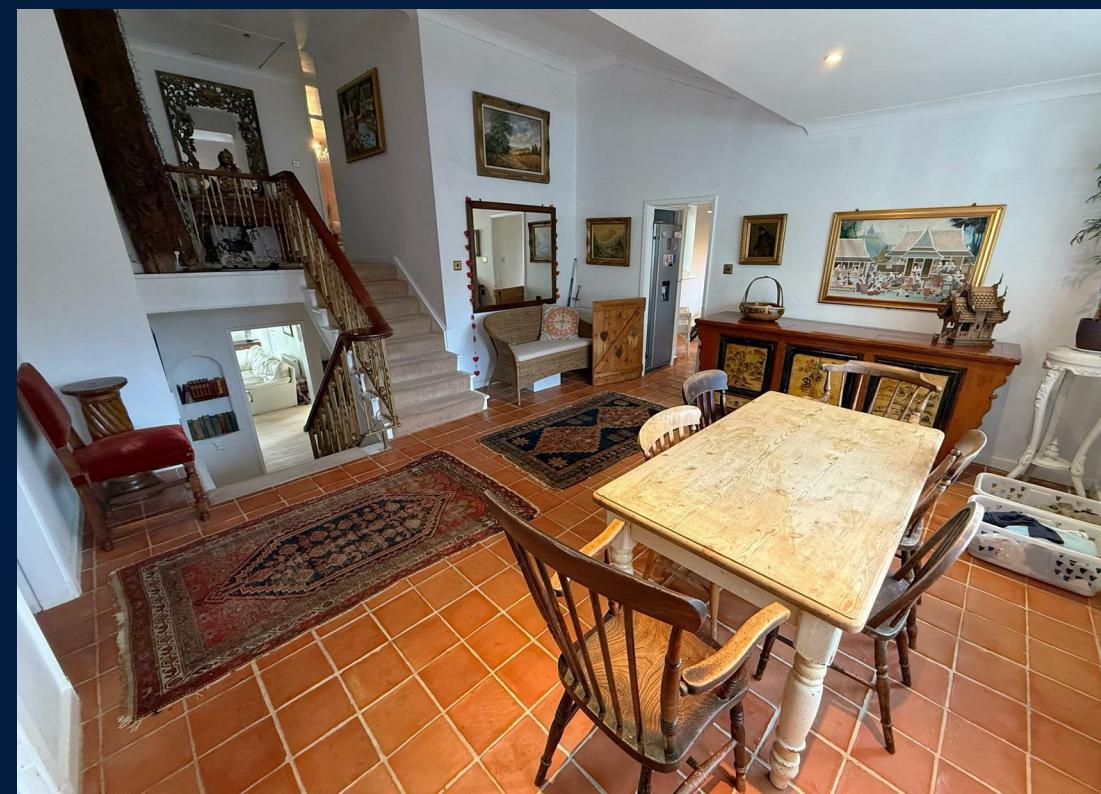


**Tax Band: G**  
**Council:** Stratford District Council  
**Tenure:** Freehold

Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities.

Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway.

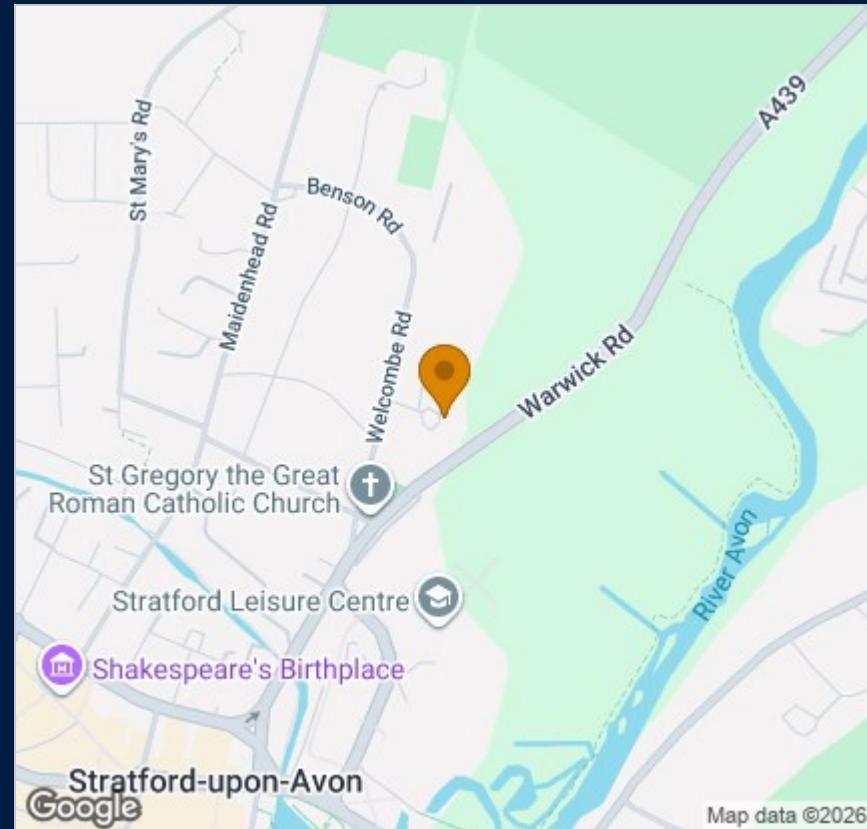
The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.



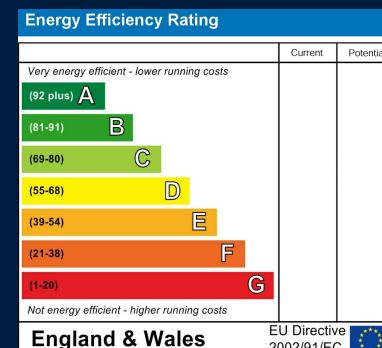
# Floor Plan



# Map



# Energy Performance



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