



Connells

Warwick Road
Stratford-Upon-Avon



Property Description

This beautifully characterful three-bedroom home is perfectly located in Stratford-upon-Avon, offering a blend of charm, space, and convenience. Surrounded by picturesque walks and set in a desirable area, the property provides two separate mature gardens at the entrance, creating a welcoming and green approach. Inside, you'll find generous living spaces filled with period features and character, making it an ideal family home. Upstairs, there are three well-proportioned bedrooms, offering comfort and practicality.

Externally, the property boasts a spacious driveway to the rear, accommodating 2-4 vehicles—a rare advantage in such a good location. The garden also features an outbuilding currently used for storage, which offers fantastic potential to be upgraded into an annexe or home office. With its unique charm, excellent position close to local amenities, and scope for further enhancement, this home is a fantastic opportunity for those seeking a blend of lifestyle and convenience.

Gardens

The approach to this charming three-bedroom home is truly unique—you enter from the rear, walking through two separate private gardens with lawn areas and beautifully planted borders. Along the way, you'll find access to a useful outbuilding, currently used for storage but offering excellent potential to be upgraded into an annexe or home office, before

reaching the main house. Additionally, there is a plotting shed.

Entrance Hall

A bright and welcoming hallway featuring a window that allows natural light to stream in, creating a warm and airy atmosphere. A radiator is positioned beneath the window, providing efficient heating throughout the space. The hallway offers access to multiple key areas of the home, including a door leading to the utility room, another to the dining room, and a third opening into the kitchen. The layout is practical and well-connected, making it an ideal central hub for daily living.

Utility Room

A practical and functional utility room offering dedicated space for laundry appliances and additional storage. The room features a door leading directly into a WC, providing convenient access and enhancing the overall flow of the home. Ideal for busy households, this space is designed to support everyday living with ease and efficiency.

Cloakroom

A convenient and functional cloakroom featuring a low-level WC and wash hand basin, ideal for guests and everyday use. The space also offers room for appliances, making it a versatile area for additional utility needs or storage solutions.

Lounge

14' 1" max x 10' 1" (4.29m max x 3.07m)

A bright and airy lounge enjoying a dual aspect, allowing natural light to flow through the space throughout the day. The room is enhanced by a radiator, providing a warm and comfortable setting ideal for relaxing or entertaining. Additionally, the Lounge features a Multifuel Casette Fireplace. This versatile living area offers both charm and practicality in equal measure.

Dining Room

19' 1" x 15' 2" (5.82m x 4.62m)

Elegant Dining Room featuring French doors opening to the rear garden, creating a seamless indoor-outdoor flow and inviting in plenty of natural light. The space is enhanced by tiled flooring, offering both durability and a clean, contemporary finish—perfect for family meals or entertaining guests. Additionally, this room has a storage cupboard under the stairs and a radiator.

Kitchen

14' 1" x 10' 2" (4.29m x 3.10m)

This well-proportioned kitchen benefits from two double-glazed windows, allowing for plenty of natural light and ventilation throughout the day. The layout offers ample space for essential appliances, including designated areas for a fridge freezer, dishwasher, and cooker. An extractor fan is installed above the cooking area to ensure effective ventilation and odour control.

Inner Hallway

Leading from the kitchen, the inner hallway provides access to the dining room, lounge, and stairs to the first floor. This welcoming

space benefits from three windows, allowing plenty of natural light to flow through, and features a radiator for added comfort. The layout offers a practical flow between living areas, ideal for both everyday living and entertaining.

Bedroom One

18' 1" x 8' 1" (5.51m x 2.46m)

A spacious and light-filled dual aspect bedroom, enjoying natural light from windows on two sides, creating a bright and airy atmosphere throughout the day. This inviting room also benefits from a private door leading into a versatile adjoining space, ideal for use as a crafts room, dressing room, or home office. The layout offers both comfort and flexibility, making it a perfect retreat within the home.

The room also features two radiators, ensuring warmth and comfort throughout the seasons.

Dressing Room

10' 1" x 7' 1" (3.07m x 2.16m)

Bedroom Two

14' 1" x 10' 1" (4.29m x 3.07m)

A bright and comfortable dual aspect bedroom, benefiting from windows on two sides that provide excellent natural light and a pleasant outlook. The room is fitted with two central heating radiators, ensuring warmth and comfort throughout the seasons. Well-proportioned and versatile, this space is ideal for use as a guest bedroom, child's room, or home office. Additionally, this room has built in wardrobes and access to the loft with a loft ladder fitted.

Bedroom Three

11' 1" x 9' 1" (3.38m x 2.77m)

A cosy and well-presented bedroom featuring

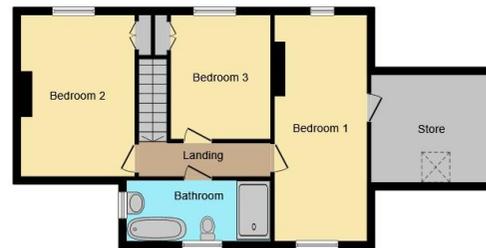




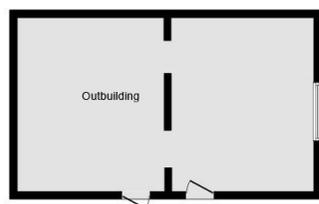




Ground Floor



First Floor



Outbuilding



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