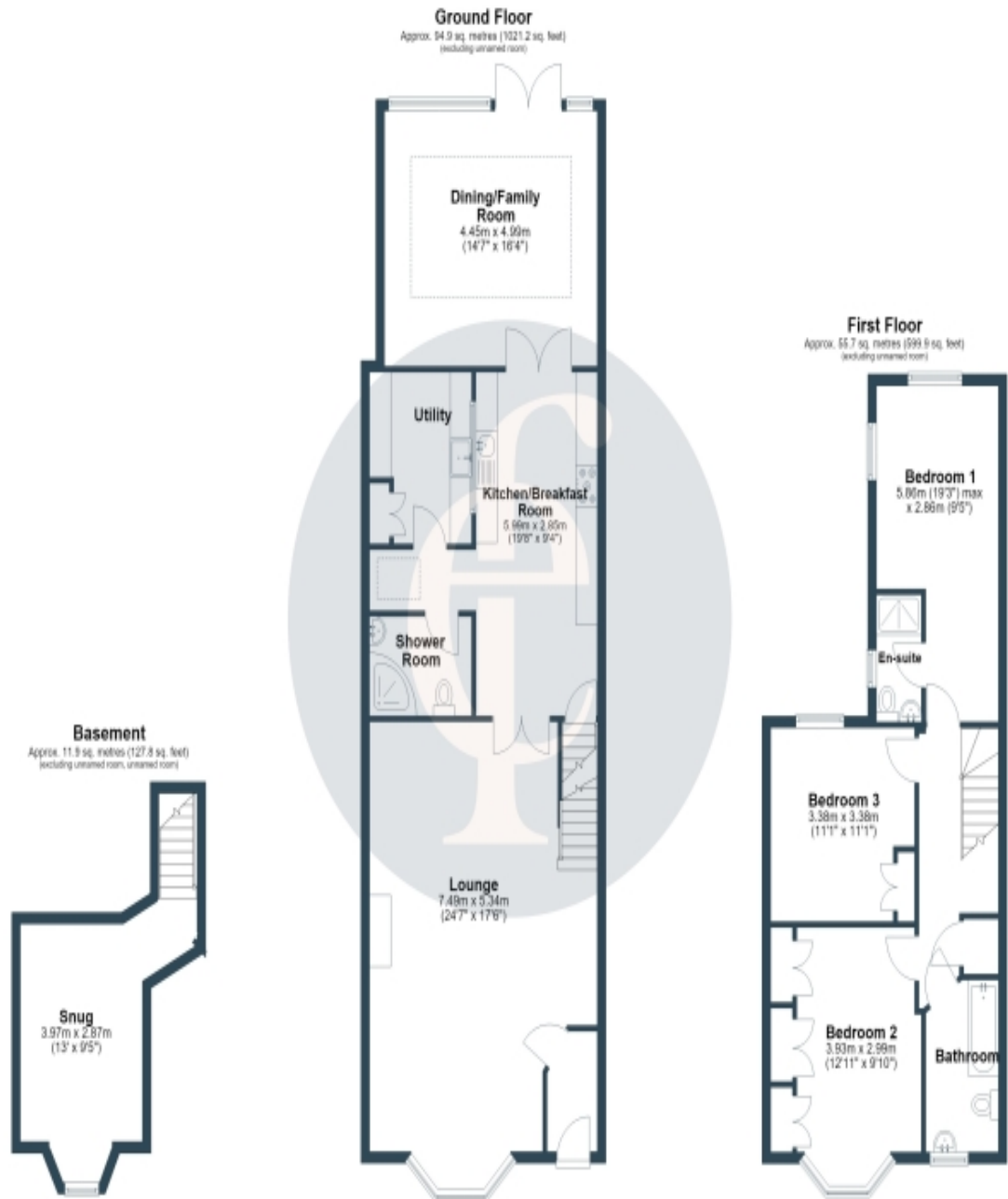




West Street, , Stratford-upon-Avon, CV37 6DN

Offers In Excess Of £700,000





Total area: approx. 162.5 sq. metres (1748.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

What an elegant home with over 1,700 sq. ft. of beautifully presented accommodation. This is not your normal period home, and you would be mistaken if you assume it is just your average period home, which will consist of lots of small rooms. Number 32 West Street offers the complete opposite: large, airy rooms with a deceptively deep layout of accommodation. It is immediately clear that the current owner takes such pride in their home and presentation.

Nestled in the fashionable location known as Old Town, a short stroll to the town centre. Not only positioned in Old Town, but on West Street, one of the most highly regarded Roads within the town centre. The current owner has transformed number 32 over the years, including upgrades, extensions, and decor. We believe this could be one of the most beautifully presented homes in the area, with stylish fittings and a perfect blend of period features and contemporary lines.

If you are looking to purchase your next home, within a stroll of the town centre, but still with a quiet, peaceful spot, then this is the home for you. Most buyers assume period homes come with a list of things to do after moving in, but this property is all done for you and ready for you just to unpack the boxes and relax into your stunning space.

The accommodation spans over three floors, offering versatility for any new lucky owner together with some beautiful period features, including moulded cornices, architraves, fireplaces, and high ceilings. The majority of the windows boast stylish fitted shutters, offering a nod to the period era of the home.

We will now show you around in words, photographs, and videos, but we highly recommend you step inside and view it to experience for yourself how beautiful this home is.

Once through the solid timber door and the fun touch of the Court Jester door knocker, you arrive in the convenience of an entrance hall and somewhere to remove your coat and shoes.

The sitting through dining room is positioned at the front of the property and is of a great proportion and size. The current owner presents this as a beautiful sitting room with ample space for a work-from-home desk as well. You can choose or maybe alternate your dining space from here to the fabulous garden room, depending on the time of year.

The breakfast kitchen offers a casual dining space, with a range of stylish fitted wall and base units, with an Oak worksurface and integrated appliances, including gas hob, electric double oven, fridge freezer, and dishwasher. The kitchen is finished with Karndean floor and a viewing window through to the utility room.

The property has benefited from a thoughtful extension creating an always-needed utility room, housing space for more storage, an integrated freezer, and space for your washing machine and tumble dryer. The inner hallway also offers hooks and shelving for coats and shoes. Completing the side extension is the added benefit of a shower room with a low-level w.c, wash hand basin set into a vanity unit, and a corner shower cubicle.

Completing the ground floor is the Garden Room with the glazed apex roof, drenching the room with natural light by day and ideal for stargazing at night! This room offers superb entertaining space for guests and family, all year round, including a great family Christmas day! Opening onto the private garden via French doors for the Summer evenings.

The cellar has been fully converted, offering a list of possibilities. Maybe a cinema room, WFH office, snug, or even a 4th occasional bedroom!

The first floor mirrors the ground floor in offering well-presented and lovingly maintained accommodation. The master bedroom is positioned at the back of the property with dual aspect over the garden and enjoys an en-suite shower room.

The two further bedrooms are both generously proportioned double bedrooms, both with fitted wardrobes. The family bathroom enjoys a white suite comprising a low-level w.c, wash hand basin, and bath with a shower over.

Outside the walled garden is a haven of well-stocked and maturely planted colourful borders, including an array of fruit trees. It offers your own sanctuary outside, ideal for a morning cuppa, or an evening tippie. Laid with a variety of patio, paving, and slate chippings. Two timber sheds offer an option of storage for garden tools and furniture.

Viewing is an absolute must!

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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