



Brookvale Road, , Stratford-upon-Avon, CV37 9QD

Offers In Excess Of £900,000



Ground Floor

Approx. 113.9 sq. metres (1228.5 sq. feet)



First Floor

Approx. 88.4 sq. metres (951.9 sq. feet)



Total area: approx. 202.4 sq. metres (2178.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A thoughtfully designed, mature residence remodelled and hugely adapted by the current owners in 2018. Positioned in the highly regarded and fashionable area known as Shottery, just a short stroll to the town centre, local parks, primary school, and girls Grammar school. As you can see, this is an ideal family home and location.

Nestled on a quiet road, set back behind a generous driveway and garden, it is clear that this elegant home has been creatively extended, with sympathy to the road and location. Number 25 perfectly blends the period era with an internal contemporary presentation mirroring neutral tones and clean lines throughout. The accommodation is drenched with natural sunlight via many windows and doors, creating beautiful and bright spaces for your family and guests to enjoy.

In our opinion, this double-fronted home ticks all the boxes you could wish for when looking to purchase a generously proportioned family home on a private westerly-facing plot.

As soon as you enter the grand entrance hall, you are welcomed into the 2300sqft of accommodation as you browse the gallery study landing and views through to the dining- kitchen and garden beyond. The hallway offers a cloak cupboard and access to the W.C.

The ground floor boasts two reception rooms, offering versatility, but ideally a family room and a sitting room, plenty of space for independence, and the family to have their own space! Both offering dual aspect, and the sitting room houses a chimney ready for a log-burner to be fitted.

The gem in the crown is the large family dining kitchen offering ample space for dining, relaxing, and being the Chef! Offering access to the garden via bi-fold doors, and further light is brought in via the roof lantern. There is a range of matching, soft-close, stylish wall and base units with integrated appliances, including a double oven with plate warmer drawer, 5-ring gas hob, and a dishwasher. All your guests will be slipping their shoes off to enjoy the underfloor heating and pull up a stool at the island to chat over a brew or a glass, offering a more relaxed dining experience. The utility is conveniently located off the kitchen, allowing space for all your laundry needs, mucky boots, and paws!

The gas boiler and ThermaQ hot water cylinder are located here.

Upstairs does not disappoint, offering four well-proportioned double bedrooms, not forgetting the oversized landing ideal to pop a study desk or reading chair. Both the master and guest bedrooms boast en-suites with underfloor heating, raindrop showers, and vanity units. Completing the first floor is a luxurious four-piece family bathroom, including a free-standing oval bath, walk in shower with a rainfall shower, a vanity unit, and a mirror with a motion sensor light.

The west-facing rear garden is a standout feature: mature, private, and backing onto the River Avon brook, it creates a tranquil backdrop where the gentle sound of water enhances the sense of retreat.

At the front are mature hedges, planted borders, and established rosemary and bay trees that frame the driveway allowing parking for three cars. Gated access is available on both sides of the property, with the addition of a cold water tap, outdoor power sockets, and Indian sandstone paved pathways lead to the front door.

We recommend viewing internally to appreciate the position, presentation and accommodation that is on offer.

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.

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