



**Connells**

Fordham Avenue  
STRATFORD-UPON-AVON



## Property Description

This exceptional five-bedroom detached family home is perfectly positioned in the highly desirable Stratford-upon-Avon town centre, offering a rare opportunity to enjoy generous living space within walking distance of everything this historic market town has to offer.

Set behind a good-sized private driveway with ample parking and a single garage, the home welcomes you with a bright and spacious entrance hall. The ground floor features well-proportioned reception rooms ideal for both family time and entertaining, along with a kitchen/dining area that forms the social hub of the home.

Upstairs, five versatile bedrooms provide excellent accommodation for growing families, home working, or visiting guests. Each room benefits from excellent natural light, and the layout offers flexibility to suit a variety of lifestyles.

To the rear, a good-sized garden creates a peaceful private retreat—perfect for children to play, outdoor dining, or simply relaxing.

Located in the heart of Stratford-upon-Avon, the property enjoys immediate access to an array of independent shops, restaurants, cultural venues, excellent schools, parks, and riverside walks. Stratford's rail and bus connections further enhance the practicality of this superb town-centre setting.

## Entrance Hallway

Spacious entrance hallway with fitted storage and doors to the main rooms.

## Lounge

A bright and spacious lounge featuring doors opening to the rear garden, a window to the front, and internal doors leading through to the dining area.

## Dining Room

A versatile dining room leading directly from the lounge, featuring doors opening to the rear garden, access through to the kitchen, and a fitted radiator.

## Kitchen

A well-appointed kitchen featuring a stainless-steel wash hand basin with drainer, laminate work surfaces, part-tiled walls, and a radiator. Includes space for appliances, with a convenient door providing access to the side of the property.

## Study

A bright study benefiting from a window to the front and a fitted radiator—ideal for home working or quiet reading space.

## Cloakroom

A convenient cloakroom fitted with a low-level WC, window, tiled flooring and part-tiled walls.

## Landing

A spacious landing featuring a fitted radiator, loft hatch, double-glazed window and doors leading to all rooms—offering an open, well-proportioned central space.

## Bedroom One

A well-proportioned bedroom featuring a window for natural light, fitted wardrobes and a built-in desk, along with a radiator for comfortable year-round warmth.

## En-Suite

A modern en suite fitted with a low-level WC, wash hand basin, shower and a window for natural ventilation.

## Bedroom Two

A bright double bedroom featuring a window, radiator, and a convenient wash hand basin.

## Bedroom Three

A comfortable bedroom featuring a double-glazed window and a fitted radiator.

## Bedroom Four

A comfortable bedroom featuring a double-glazed window and a fitted radiator.

## Bedroom Five

A comfortable bedroom featuring a double-glazed window and a fitted radiator.

## Bathroom

A well-equipped bathroom featuring a bath with shower over, two windows providing excellent natural light, a low-level WC and a wash hand basin.

## Garage/Workshop

Large garage with an up and over door to the front. Can be used as garage or a useful workshop.

## Driveway

Driveway to front.

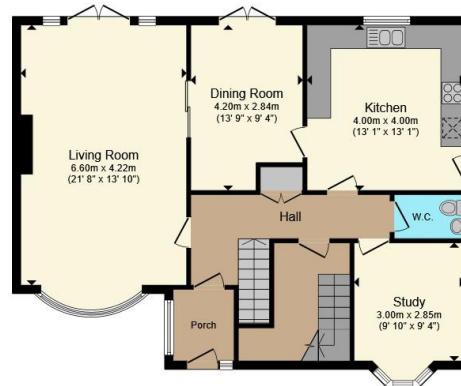




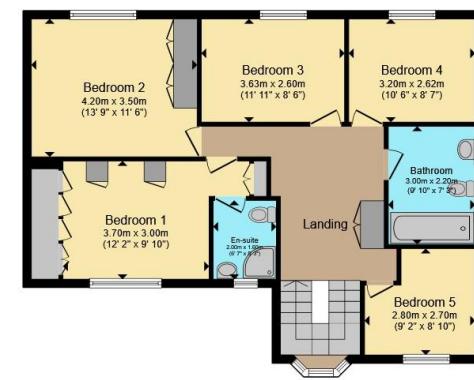




**Basement**



**Ground Floor**



**First Floor**

Total floor area 217.5 m<sup>2</sup> (2,341 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01789 266204**  
**E stratforduponavon@connells.co.uk**

11B Meer Street  
STRATFORD UPON AVON CV37 6QB

EPC Rating: C    Council Tax  
Band: F

Tenure: Freehold

view this property online [connells.co.uk/Property/STR108621](http://connells.co.uk/Property/STR108621)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: STR108621 - 0005