



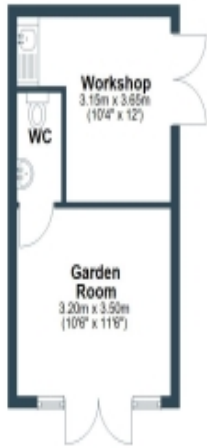
Loxley Road, , Stratford-upon-Avon, CV37 7DP

Offers In Excess Of £630,000



### Ground Floor

Approx. 73.5 sq. metres (790.7 sq. feet)



### First Floor

Approx. 44.1 sq. metres (474.3 sq. feet)



### Second Floor

Approx. 23.2 sq. metres (249.8 sq. feet)



Total area: approx. 140.7 sq. metres (1514.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

A charming and greatly improved four-bedroom 1930s semi-detached home. The current owners have sympathetically extended to create a stylish open-plan breakfast kitchen and a spacious loft conversion, creating a master bedroom and en-suite bathroom, a real sanctuary. Positioned just a short stroll to the town centre, South of the River Avon on the highly regarded Loxley Road. What we love about this family home is the light, airy accommodation arranged over three floors, the generously proportioned spaces decorated with neutral tones and contemporary lines, let's not forget the mature, private garden with open views over Stratford Rugby club. On arriving at the property, you can park on the gravelled driveway that allows parking for 2-3 cars. The property boasts beautiful period features throughout, including the timber front door with stained glass inserts and a tiled hearth. The welcoming entrance leads to the first and ground floor accommodation. The ground floor offers a perfect blend of comfort and open-plan sociable spaces via the two rooms. The sitting room is positioned at the front of the property and creates a comfy space for relaxing in front of the tv and the feature log-burner with original surround. A great space for after dinner to curl up on the sofa. The open plan family kitchen gives the "wow factor" with its bi-fold doors opening across the full width of the property straight onto the garden, welcoming the outside, inside. There is a stylish range of wall and base units incorporating a Range oven, dishwasher, and washing machine. There is a Granite central island for casual dining, but still ample space for formal dining around a table, and a relaxing area to chat with the family. The sympathetic style continues with the period style radiators, open fireplace, and panelled doors. Upstairs to the first floor are three great proportioned bedrooms and a shower room. The guest front bedroom offers a further study space positioned off the landing, ideal for a WFH desk area or even a dressing table, ideal for a getting-ready space. The loft is devoted to a master suite with a boutique hotel feel, via dual aspect Velux windows, and a luxurious bathroom. Outside the accommodation continues with the studio, which is ideal for anyone working from home, or maybe a retreat space for the teenagers. The studio boasts a cloakroom/W.C. The enclosed garden is mainly laid to lawn with a patio seating area for alfresco dining in the summer. Viewing is an absolute must to appreciate the position and presentation.

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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