



FOR STARTERS



OFFERS IN EXCESS OF
£575,000

MAIN COURSE

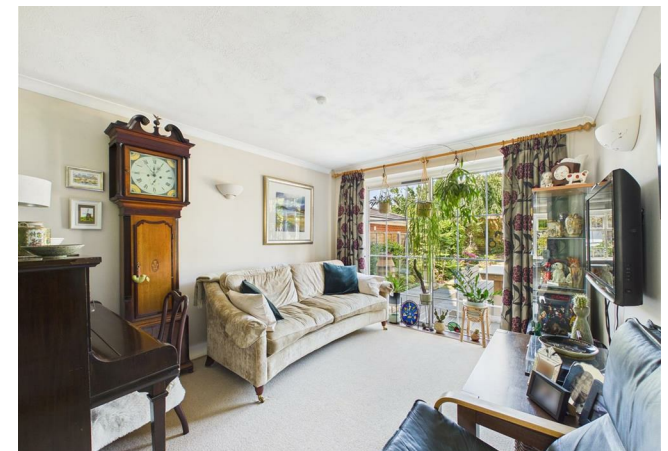
Positioned at the end of a peaceful cul-de-sac, just a short stroll from the stunning Welcombe Hills, this substantial five-bedroom detached home presents an exceptional opportunity to acquire a spacious family residence in one of Stratford-upon-Avon's most desirable residential locations. Beautifully maintained and thoughtfully arranged throughout, the property offers everything a growing family could need, with generous reception spaces, five well-proportioned bedrooms and a wonderful west-facing garden. Equally appealing is the exciting potential to further enhance the home, with planning permission already granted for a ground floor extension, allowing future owners the opportunity to create an even more impressive open-plan living space tailored to modern family life.

To the front, the property benefits from a driveway providing side-by-side parking for two vehicles, alongside a lawned foregarden which could easily be converted into additional parking if desired. Stepping inside, a welcoming porch leads into the spacious entrance hall. Immediately to the right is a large storage cupboard, currently used for coats, with all plumbing still in place to reinstate a downstairs WC if required. To the left, the generous living room is flooded with natural light thanks to its impressive walk-in bay window overlooking the front aspect, creating a bright and inviting space to relax.

The heart of the home is the fantastic L-shaped open-plan kitchen and dining room. Designed with family life in mind, it offers an excellent range of wall and base units, generous worktop space and a central island, making it ideal for both everyday living and entertaining. Doors from the dining area open directly onto the west-facing rear garden.

Leading off the kitchen is a practical utility room with side access, along with internal access to the integral garage. Positioned between the kitchen and living room is a further versatile reception room, perfect as a family room, playroom or home office.

Upstairs, a spacious landing leads to five well-proportioned bedrooms. The



generous principal bedroom overlooks the rear garden and benefits from fitted wardrobes and a superb en-suite bathroom featuring both a separate bath and shower. There are three further double bedrooms, together with a fifth single bedroom that would make an ideal nursery, dressing room or home office. These are all served by an immaculately presented family bathroom.

Outside, the west-facing rear garden provides the perfect setting to enjoy the afternoon and evening sunshine. A large decked terrace is ideal for outdoor dining and entertaining, while the lawn offers plenty of space for children to play. Side access adds further practicality.

Combining spacious and versatile accommodation with excellent future potential, this wonderful home is perfectly suited to modern family living. Set in a highly desirable location close to the Welcombe Hills, excellent schools and Stratford-upon-Avon's many amenities, it represents a fantastic opportunity to purchase a home that can be enjoyed immediately while still offering exciting possibilities for the future. Early viewing is highly recommended.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - F



EPC
Band - C



West Facing Garden



Mains Gas, Electric,
Water, Drainage



Gas Central Heating



Thomas Jolyffe
Primary
St Gregorys Primary

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GROUND FLOOR
APPROX. FLOOR
AREA 88.6 SQ.M.
(932 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 77.8 SQ.M.
(837 SQ.FT.)

TOTAL APPROX. FLOOR AREA 166.4 SQ.M. (1769 SQ.FT.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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