



Evesham Road, , Stratford-upon-Avon, CV37 9AT

Offers In Excess Of £460,000



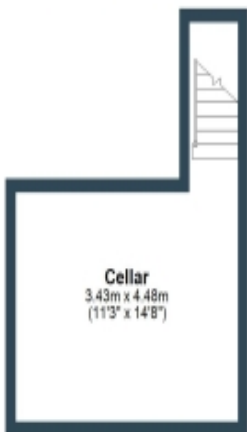
Ground Floor
Approx. 55.0 sq. metres (591.7 sq. feet)



First Floor
Approx. 45.1 sq. metres (485.2 sq. feet)



Basement
Approx. 12.2 sq. metres (130.8 sq. feet)



Total area: approx. 112.2 sq. metres (1207.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

A handsome double bay fronted home nestled just a short stroll from the town centre, set back from the highly regarded Evesham Road. Located on the edge of the fashionable area known as Shottery, Old Town, and in sought-after school catchments, including Stratford Primary.

Number 40 is a truly elegant home with many period features throughout. The current owner has lovingly maintained this beautiful home since 2017 and has enjoyed all that this characterful home has to offer.

What we love about this home is the blend of contemporary and period accents throughout, the mix of rich tones together with neutral lines. The position is a short stroll to the town centre and the hustle and bustle, yet the plot has a private, landscaped, peaceful garden. You are definitely observing convenience, comfort, and style being brought together.

Once through the front door, you arrive in the welcoming hallway with its high ceiling, stairs rising to the first floor, and views through to the full length of the home.

To the front is a beautiful sitting room with a double-glazed bay window with fitted, stylish shutters. The eye-catching focal point is the gas-fire burner, which you could be forgiven for thinking is real. Either side of the chimney are handmade bespoke cupboards in keeping with the period lines.

As you progress through the property, there is a second reception room, ideally used as the dining room, with views over the garden and offering ideal access to the breakfast room and kitchen. Enjoying an open fireplace with a decorative cast-iron surround.

The kitchen space is roomy enough for a table and grabbing a quick bite or breakfast, ideally leading to the garden via bi-fold doors. We love the versatile formal dining area, together with the casual dining space. The kitchen has a range of two-toned matching wall and base units together with an integrated hob, oven, fridge freezer, dishwasher, and washing machine.

Positioned off the kitchen is the cloakroom/WC and access to the cellar.

Located off the landing is a fully boarded loft accessed via a ladder and housing the gas boiler. Allowing access to the three double bedrooms, all with original feature fireplaces, continuing the period theme. The first floor is completed by the bathroom with a shower over the bath.

The rear garden has been creatively designed with a raised patio seating area and a further patio area, enabling the new lucky owner to enjoy the sun from day to night. Enclosed by fencing with a side gate access, this is a very sociable space, adding the jewel in the crown to this already box-ticking home.

To the front is a driveway allowing parking for one car (scope for two if smaller vehicles), and further, residents' parking is available on the service road.

It should be noted that there is potential to extend and enlarge the existing footprint via extension, conversion of the cellar, and/or the loft, subject to the necessary planning permission.

Viewing is an absolute must to appreciate the generous proportions, presentation, and position of this beautiful home.

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools, and excellent sporting and recreational amenities. These include golf courses, a swimming pool, a leisure centre, a race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres, and the International Convention Centre are all located within an hour's travel, whilst other well-known business centres, including Warwick & Leamington Spa, Coventry, Evesham, Redditch, and Solihull, are all readily accessible.

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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