

Loxley Road, Stratford-Upon-Avon

CV37 7DP

£800,000



A wonderful place to call home, offering light, space and versatility in one of Stratford's most desirable locations!

Imagine living just a leisurely stroll from the heart of Stratford-upon-Avon yet returning home to a peaceful setting with generous accommodation, a beautiful garden and space to enjoy life at your own pace.

Welcome to Brantwood, a wonderfully light and welcoming five-bedroom detached home, perfectly positioned towards the town end of prestigious Loxley Road, on the highly desirable south side of the River Avon.

Just approximately ten minutes' walk from Stratford's bustling town centre, this is a home that offers the best of both worlds. With an excellent choice of shops, restaurants, cafés, riverside walks and the renowned Royal Shakespeare Theatre all within easy reach, the convenience of this location is hard to beat.

Built approximately twenty years ago, Brantwood offers around 1,702 sq. ft. of well-presented, versatile accommodation arranged across three floors. With five generously proportioned bedrooms, including two principal bedroom suites, flexible living areas and a delightful South-West facing garden, this is a home that can comfortably adapt to different lifestyles and changing needs.







What really strikes you as you step inside is the wonderful sense of light and space. Natural daylight flows through the accommodation, creating a bright, welcoming atmosphere and giving the home an easy, comfortable feel.

The spacious L-shaped kitchen and dining room forms the heart of the home. With its classic cream cabinetry, contrasting granite worktops, gas range-style cooker with extractor hood above, space for appliances and generous preparation areas, the kitchen is both practical and inviting. A breakfast peninsula provides additional workspace and informal seating, while the adjoining dining area comfortably accommodates a large table, making it ideal for everyday family life and entertaining.

Leading naturally from the dining area is an additional open-plan space which, although connected, offers a distinct and highly versatile area of its own. Currently used as a workspace, it could equally serve as a children's playroom, study area, hobby space or informal snug. This flexibility is a real advantage, allowing the accommodation to evolve as requirements change.

With direct access to the rear garden, the kitchen and dining area also enjoys a lovely connection with the outside space, particularly during the warmer months.

The separate living room is beautifully proportioned, bright and inviting. Two sets of French doors, opening to the rear and side, allow natural light to fill the room and provide direct access to the garden, while a contemporary fireplace creates an attractive focal point. A wonderfully comfortable reception room, equally suited to everyday relaxation and entertaining, with the added benefit of opening both sets of doors to the garden during the summer.







A ground-floor cloakroom/WC, with plumbing for laundry appliances, completes the accommodation on this level.

The feeling of space continues upstairs, with the bedroom accommodation thoughtfully arranged across two floors, offering excellent flexibility and privacy.

On the first floor, the main principal bedroom suite is a generous and light-filled room, with French doors opening to a Juliet balcony overlooking the rear garden. The room also benefits from its own en-suite shower room.

Three further well-proportioned bedrooms occupy this floor, offering flexibility for family members, visiting guests or additional working space. One is currently arranged as a generous dressing room, demonstrating just how adaptable the accommodation can be. A family shower room, finished in a contemporary style with striking marble-effect tiling, serves these bedrooms.

Continuing to the second floor, you'll discover the second principal bedroom suite, a particularly spacious and private area beneath the roofline. With generous proportions, roof windows allowing natural light to pour in and its own en-suite bathroom, complete with a bath and overhead shower, this floor offers a wonderful degree of independence. It could serve equally well as a main bedroom, accommodation for visiting family or a private space for an older child or young adult.

With three king-size bedrooms and two further double bedrooms in total, Brantwood offers a remarkable degree of flexibility for different stages of life.







Outside, the established south-west-facing rear garden is another particularly appealing feature. With a generous lawn, mature trees, colourful planting, winding pathways and several terraces, it offers an attractive and varied outdoor space with plenty of room for relaxation, entertaining and family activities. Enjoying afternoon and evening sunshine, the different seating areas provide opportunities to follow the sun or find a quieter corner amongst the established planting.

At the far end of the garden, a substantial timber cabin with power and lighting provides a fantastic additional space. Ideal as a dedicated home office, studio, hobby room or garden retreat, it offers the benefit of a separate working or leisure environment away from the main house. A further timber shed provides useful storage.

To the front, the generous driveway offers off-road parking for four vehicles.

Brantwood is already a spacious, comfortable and welcoming home, but it also offers the opportunity for a new owner to introduce their own style and ideas over time.

Of particular interest, previous planning permission was granted for a substantial rear extension, although this has since expired. The historic approval may provide inspiration for buyers wishing to explore further possibilities, subject to obtaining all necessary planning permissions and consents.

For those looking for a well-positioned home offering generous accommodation, adaptable living spaces and the potential to personalise or extend in the future, Brantwood presents an exciting opportunity in one of Stratford-upon-Avon's most sought-after locations.



Location is undoubtedly one of Brantwood's greatest attractions. Situated towards the town end of prestigious Loxley Road, on the highly desirable south side of the River Avon, the property enjoys an enviable position just a ten-minute walk from the Bancroft of Stratford-upon-Avon. This historic town offers an excellent selection of independent shops, restaurants, cafés and traditional pubs, together with the world-renowned Royal Shakespeare Theatre and beautiful riverside walks. Combining rich history, culture and an abundance of amenities, Stratford offers an exceptional quality of life, with the added benefit of Warwickshire's beautiful countryside close at hand. Brantwood offers the perfect balance of a peaceful residential setting and the convenience of town-centre living, all in one of Stratford's most sought-after locations.



A light and spacious five-bedroom detached home in a prestigious location, just 10 minutes' walk from Stratford town centre. Two principal suites, south-west-facing garden, garden office and driveway.

All mains services connected.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Prestigious Loxley Road a Desirable South of the River Location
- Just 10 Minutes' Walk to Stratford Town Centre
- Well Presented Five-Bedroom Detached Home
- Sociable L-Shaped Kitchen/Dining Room with Granite Worktops
- Inviting Living Room with Two Sets of French Doors
- Two Principal King Bedroom Suites with En-Suites
- Established South-West Facing Garden with Seating Areas
- Versatile Garden Office/Studio with Power & Lighting
- Generous Driveway & Previous Planning Approval for Extension
- Light, Bright & Spacious Accommodation Across Three Floors

Ground Floor

Approx. 63.2 sq. metres (680.2 sq. feet)
(excluding Garden Room)



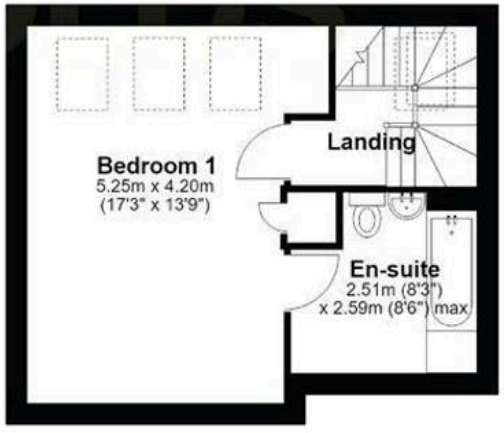
First Floor

Approx. 63.2 sq. metres (680.2 sq. feet)



Second Floor

Approx. 31.7 sq. metres (341.6 sq. feet)



Whilst every attempt has been made by Natalie Christopher Estate Agents to ensure the accuracy of the floor plan contained here, it is for illustrative purposes only. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. No details are guaranteed and as such cannot be relied up or form part of any agreement.



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