

4 Bedroom Townhouse for Sale - £435,000

Whittington Way, Stratford upon Avon, CV37 9YB



KEY FEATURES

- Immaculately Presented • Upgraded and Enhanced Throughout • Pretty Rear Garden • 3/4 Bedrooms + 2 Bathrooms • Downstairs WC/Utility Room • Open Plan Kitchen/Family/Dining Room • Quartz Work Surfaces + Bosch Appliances • 2 Private Parking Spaces • Walk to Stratford Grammar and Town • Sought After Location

Description

This handsome property, featuring a period-style exterior and completed by Bovis Homes in 2023, is presented in immaculate condition throughout. This exceptional home offers spacious, versatile accommodation with up to four bedrooms arranged over three floors. Thoughtfully presented by the current owner with a number of bespoke upgrades, the property is ready to move straight into and enjoys a sought-after position within the desirable Shotton area, close to Stratford-upon-Avon town centre, Anne Hathaway's Cottage, Stratford Racecourse, excellent countryside walks and a number of highly regarded schools.

A welcoming entrance hall sets the tone for the accommodation, with a useful utility room/WC immediately off the hallway, fitted with an integrated washer/dryer to maximise practicality. Beyond lies the impressive open-plan kitchen, dining and family room extending across the full width of the property. Undoubtedly the heart of the home, this superb living space has been enhanced with a range of bespoke upgrades including quartz work surfaces, contemporary cabinetry, a stylish breakfast bar and a comprehensive range of integrated appliances. There is ample space for both dining and relaxing, while French doors open directly onto the rear garden, creating a wonderful setting for everyday family life and entertaining alike.

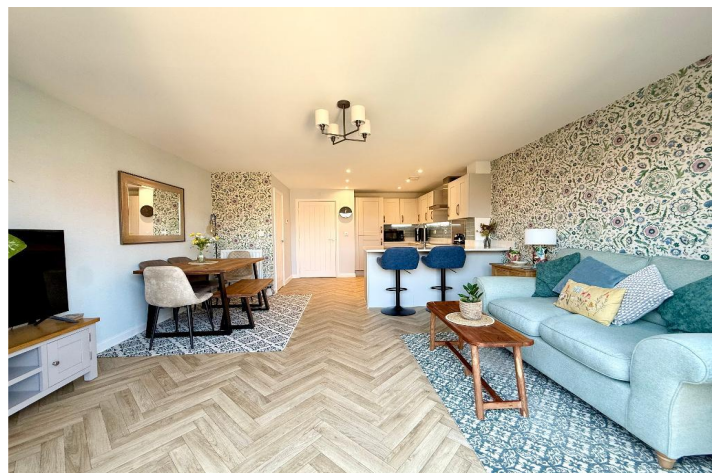
The first floor offers excellent flexibility. Spanning the full width of the property, the elegant lounge is flooded with natural light from French doors opening onto a Juliette balcony overlooking the rear garden. This impressive room can easily adapt to suit a buyer's individual needs, whether as a superb reception room or generous double bedroom. Also on this floor is Bedroom Four, a comfortable sized versatile room which is currently set up as an office, together with the contemporary family bathroom. The second floor is home to the spacious principal bedroom, complete with a stylish en-suite shower room, while bedroom three is another well-proportioned double bedroom.

Outside, the landscaped rear garden has been thoughtfully designed with paved seating areas, a central lawn, attractive part-walled boundaries and a timber garden shed, creating a peaceful and practical outdoor private space that's not overlooked. There is an electric double socket and a useful tap. The property is further complemented by two private parking spaces to the rear of the property.

Shotton remains one of Stratford-upon-Avon's most sought-after residential areas, offering the perfect balance of convenience and character. The town centre is within easy reach, with its excellent selection of independent shops, cafés, restaurants and world-renowned theatres, while Stratford Girls' Grammar School, King Edward VI School and a choice of well-regarded primary schools are all close by.

Additional Information

We are informed by the vendor that the property is freehold and benefits from all mains services. Council Tax Band E with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.

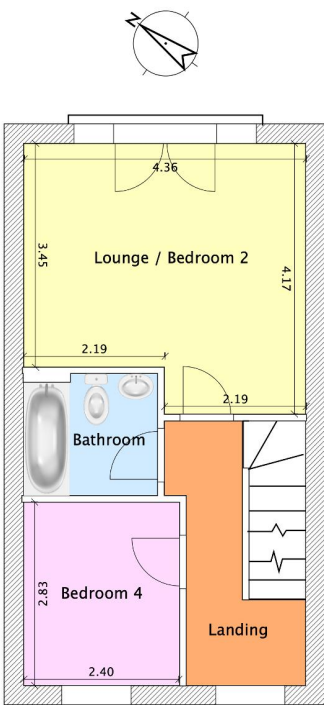




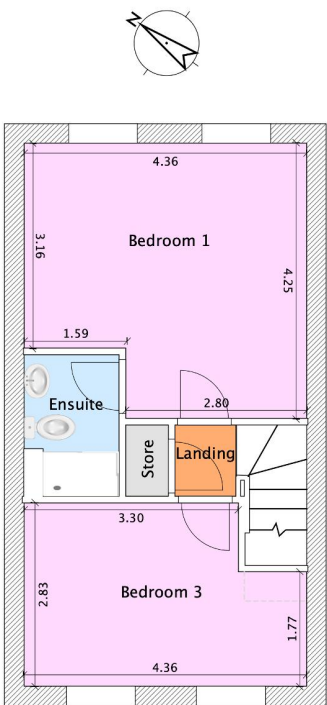




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		