



FOR STARTERS



ASKING PRICE
£875,000

MAIN COURSE

A truly exceptional five-bedroom detached family home, occupying a fantastic corner position with no passing traffic, two separate gardens and a double garage, all within a highly sought-after location just off the Banbury Road and within easy walking distance of Stratford-upon-Avon town centre. Beautifully presented throughout by the current owners, this stunning home offers generous and versatile accommodation, an incredible amount of natural light and a layout that works brilliantly for both everyday family life and entertaining. With such a fantastic position, exceptional presentation and so much outside space, this really is a home that has to be seen to be appreciated!

To the front, the property is approached via a generous driveway providing excellent parking, with space for vehicles to park side by side. The current owners have also cleverly created an additional parking space, making this ideal for families with multiple cars or visiting guests. The corner position gives the property a lovely sense of space and privacy, whilst the lack of passing traffic makes this an incredibly peaceful setting.

Stepping inside, the entrance hallway is nothing short of striking. The staircase takes centre stage, beautifully designed with glass balustrading and an open aspect allowing views all the way up to the galleried landing above. The hallway is flooded with natural light and immediately gives you a sense of the quality, style and attention to detail that continues throughout the property. It is a genuinely impressive entrance to an equally impressive home.

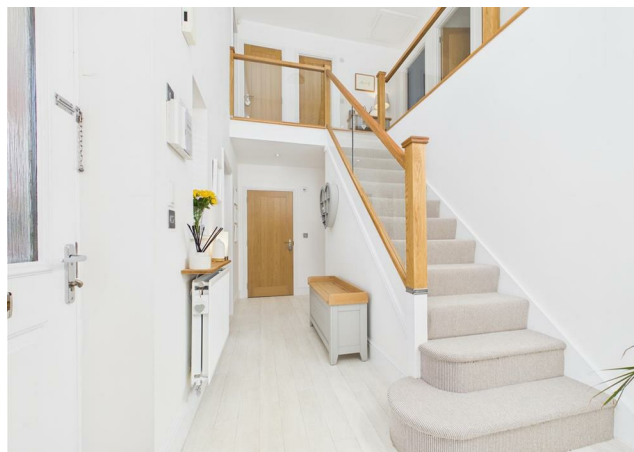
Immediately to the left is the first of the reception rooms. Currently used as an office and games room, this is an incredibly versatile space which could easily be used as a second sitting room, playroom, home office or snug depending on your needs. Positioned to the front of the property, it also benefits from its own separate access onto one of the property's private courtyard gardens. This is a lovely secluded spot, perfect for sitting out with a morning coffee and enjoying the sunshine in complete privacy.

There is also access from this area through to the main garden and the fantastic double garage. The garage provides an excellent amount of space for two vehicles whilst also offering fantastic storage, workshop or hobby potential. Back inside, the hallway also provides access to a useful downstairs WC.

At the opposite end of the hallway is the stunning main living room. Modern and contemporary in design, this is a beautiful room in which to relax, with a wonderful dual-aspect outlook overlooking both the front and rear garden. French doors open directly onto the garden, creating a lovely connection between the inside and outside and making this a fantastic space when entertaining during the warmer months.

Double doors lead directly from the living room into the spectacular kitchen, dining and family room, whilst this room can also be accessed directly from the entrance hallway. This really is the heart of the home and an exceptional space for entertaining, hosting family meals and spending time together.

The kitchen has been beautifully designed with an excellent amount of worktop space, a combination of high and low-level cabinetry and a central island with breakfast bar, creating a fantastic focal point. There is still plenty of space for a large dining table and additional furniture, making this a wonderfully sociable room. A further set of French doors opens onto the garden, once again bringing in an abundance of natural light. A useful utility room sits just off the kitchen and provides additional practical space, whilst a separate door gives access down the side of the property and into the garden.



Upstairs, the house continues to impress with five fantastic bedrooms arranged around a stunning galleried landing. The landing itself is a real feature, overlooking the beautiful entrance hallway below, whilst a large window enjoys views towards the front of the property and fills the space with light.

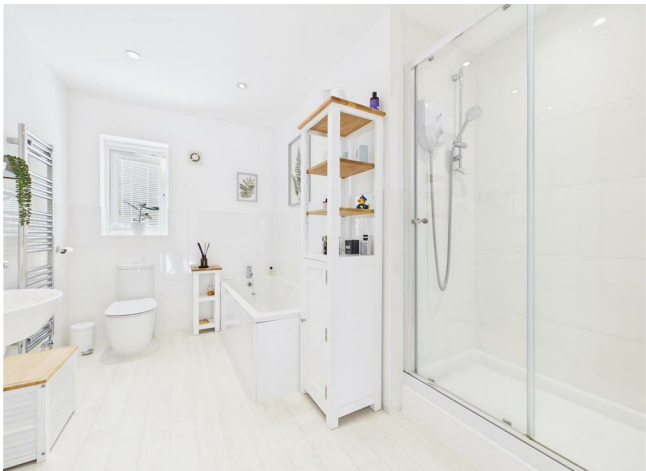
The principal bedroom is truly stunning. A fantastic-sized room with fitted wardrobes, it enjoys a beautifully appointed modern en-suite bathroom complete with both a separate shower and freestanding-style bath, creating a luxurious space to unwind at the end of the day.

Bedrooms Two and Three are both excellent double bedrooms and benefit from fitted wardrobes, with a Jack and Jill en-suite positioned between the two rooms. This is a fantastic arrangement for children sharing, teenagers or visiting guests, giving both bedrooms convenient access to their own shower room.

Bedroom Four is another excellent-sized double bedroom with fitted wardrobes, whilst Bedroom Five is also a really good-sized room and is currently being used as a dressing room. This provides fantastic flexibility and could alternatively make an excellent home office, nursery, guest bedroom or additional bedroom depending on your requirements. The family bathroom is beautifully presented in a modern and contemporary style and is a fantastic size, again benefiting from both a separate walk-in shower and bath.

Outside, the property really does continue to impress. The main rear garden is a fantastic size, particularly wide and providing an excellent amount of private outdoor space for the whole family to enjoy. There is a generous patio area immediately adjoining the house, creating the perfect spot for outdoor dining and entertaining, whilst the lawn extends beyond.

This really is a house that needs to be viewed! Beautifully presented, exceptionally positioned and offering fantastic and flexible family accommodation, this is a truly special home that we are delighted to bring to the market. With so much space both inside and out and a location that is hard to beat, we strongly recommend arranging your viewing and seeing this stunning property for yourself.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - F



EPC
Band - B



West Facing



Mains Gas, Electric,
Water, Drainage



Gas Central Heating



Bridgetown Primary
King of Edwards

WHY NOT TAKE
A LOOK INSIDE?
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Approximate total area
249.6 m²
(2687 ft²)

All measurements are approximate
and for illustrative purposes only.

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