



## Pedders Way Stratford Road, Loxley

Guide Price **£1,250,000**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Pedders Way Stratford Road

Loxley, Warwick

A stylishly renovated four-bedroom detached home, privately positioned within a secluded half-acre plot, with generous wrap-around gardens, countryside views, ample parking and a detached double garage. The property is offered for sale with no onward chain.

There is also the benefit of existing planning consent for a two-storey side extension, which would provide a substantial principal bedroom suite above an extension to the existing utility, creating a useful boot room and large cinema room. The consent is under Stratford-on-Avon District Council Planning Ref: 22/03363/FUL.

On entering, you are welcomed by a generous hallway with a Quorn Stone porcelain tiled floor which continues throughout much of the ground floor. The principal living spaces benefit from underfloor heating, with power provided by an air source heat pump.

The heart of the home is the impressive kitchen/dining/family room, designed to make the most of the beautiful garden and countryside views. Two walls of bi-fold doors open onto the garden, creating a wonderful connection between the inside and out, while the vaulted, beamed ceiling adds both a sense of space and character.

The kitchen has been newly fitted by Tom Howley Bespoke Kitchens and features a luxury hand-painted Shaker design with quartz worktops and matching splashbacks. A substantial island incorporates a breakfast bar and provides a natural focal point to the room. The kitchen is complemented by a Rangemaster oven, Fisher & Paykel fridge freezer, Miele dishwasher and impressive breakfast pantry.





## Peddars Way, Loxley

The generous formal sitting room has a bay window and large fireplace housing a Stovax wood burner, while a further snug has its own bay window and door leading to the side garden. A versatile playroom/study features oak flooring and double doors opening directly into the kitchen/dining/family room. In addition, there is a separate utility room with access to the garden.

Upstairs, the principal bedroom is a generous size with a beautifully appointed en-suite. Italian marble from Mandarin Stone features on the floor and within the shower, while a freestanding Lusso basin sits on a vintage vanity unit, positioned to enjoy views across the garden and countryside beyond.

There are three further double bedrooms and a luxurious family bathroom, again finished with Italian marble and featuring a freestanding Lusso bath, vanity unit with basin and separate shower.

Outside, the gardens are a particular feature of the property. A paved terrace wraps around the bi-fold doors from the kitchen, creating an ideal area for entertaining and enjoying the feeling of indoor-outdoor living. A further patio has a central herringbone-patterned design and provides another seating area, while the large central lawn is framed by a variety of mature trees, including several fruit trees.

Council Tax band: G

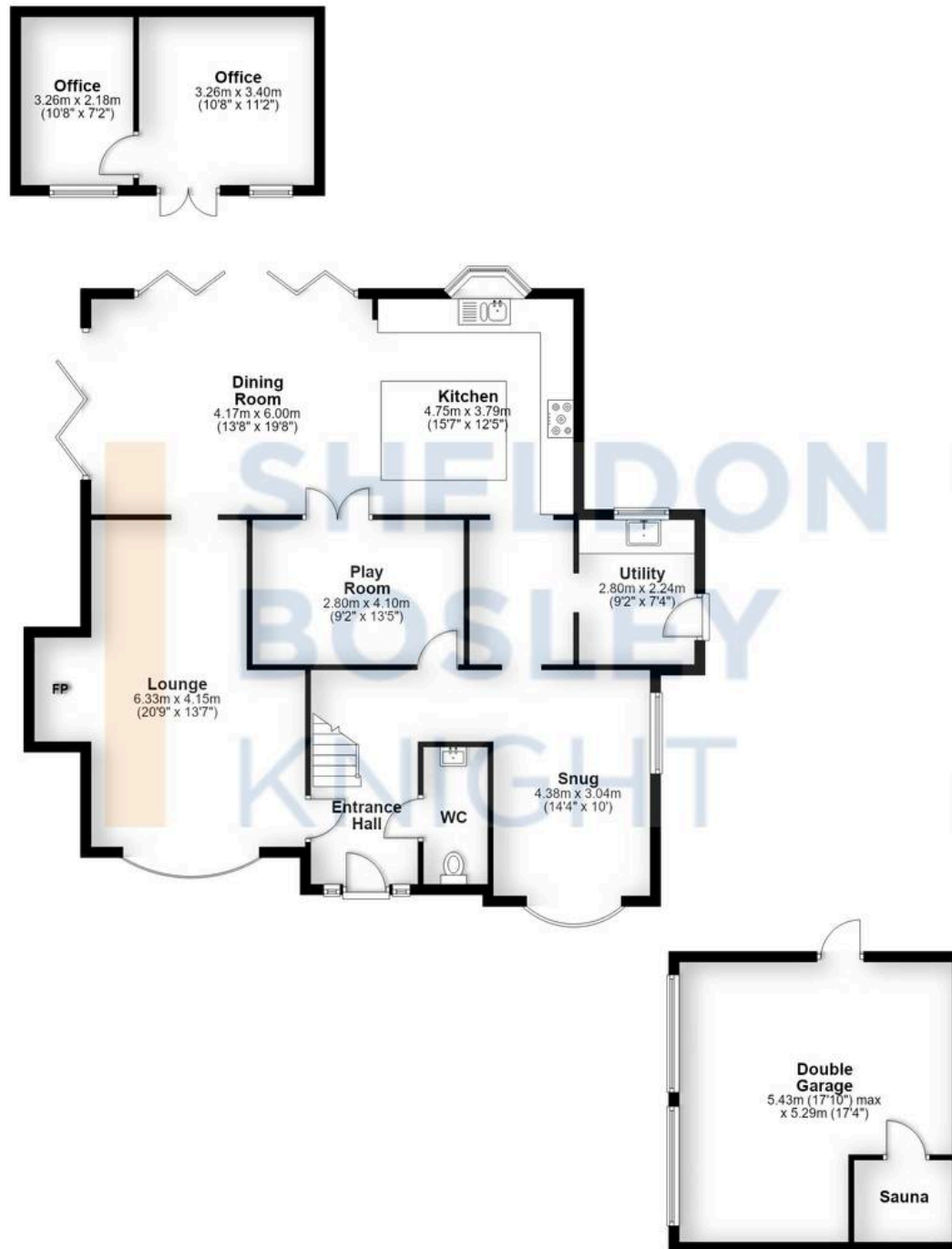
Tenure: Freehold

EPC Energy Efficiency Rating: E

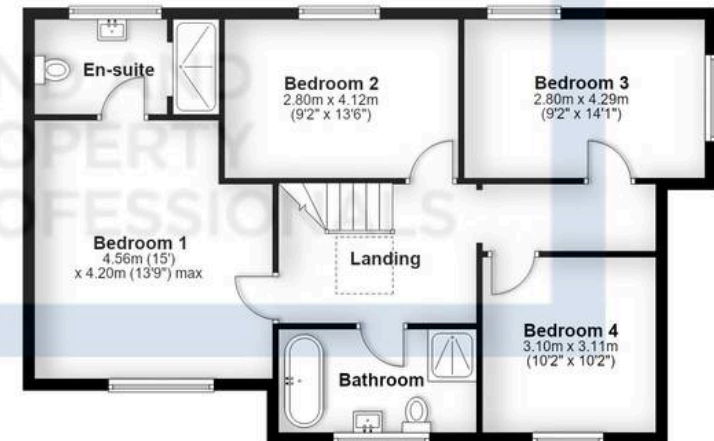
EPC Environmental Impact Rating: F



**Ground Floor**  
Approx. 183.2 sq. metres (1972.4 sq. feet)



**First Floor**  
Approx. 78.4 sq. metres (844.3 sq. feet)



Total area: approx. 261.7 sq. metres (2816.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



## Sheldon Bosley Knight Shipston & Kinton

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### Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

### Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.