



3 Bed 3 Story town house | Forge Close, Stratford upon Avon | £635,000



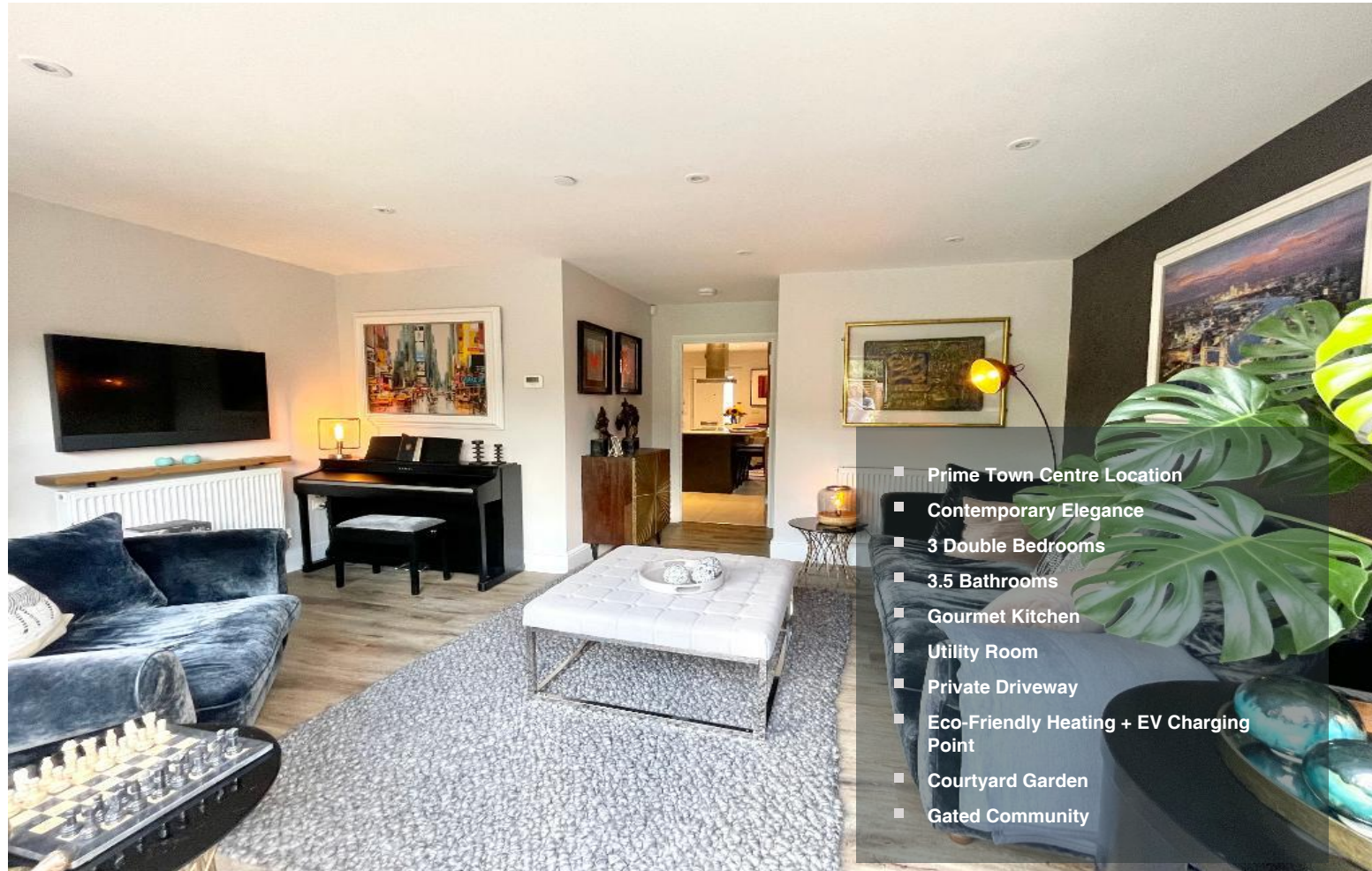
## Description

Nestled within the beating heart of Stratford-upon-Avon, the very birthplace of William Shakespeare, stands this extraordinary 3-bedroom, 3-bathroom, 3-storey town-centre property, a sublime blend of contemporary opulence in a setting steeped in history.

As you step inside, you're greeted by a wonderful kitchen/diner with attractive wall and base units, complete with a breakfast bar island and hob. This inviting space comfortably accommodates a dining table and boasts integrated appliances, including a fridge-freezer, dishwasher, oven, and microwave. A door leads to a practical utility room, featuring a WC, basin, storage, and space/plumbing for laundry appliances. At the rear, a delightful lounge, graced with bi-folding doors, beckons you into a serene courtyard garden.

Ascending to the first floor, you'll find a versatile double bedroom at the front, currently serving as a tasteful office space. This room indulges in an en-suite shower room, with a large walk-in shower, WC, basin, and an expansive storage cupboard. Towards the rear, another double bedroom awaits, complete with built-in wardrobes, while a family bathroom offers a sanctuary with a walk-in shower, bath, WC, and basin.

Venturing up to the second floor, the main bedroom suite unfolds, boasting a double bedroom resplendent with ample built-in wardrobes, a bespoke fit by local designer Craig Williams. Adjacent to this, a dressing room adds a touch of grandeur with another built-in



- Prime Town Centre Location
- Contemporary Elegance
- 3 Double Bedrooms
- 3.5 Bathrooms
- Gourmet Kitchen
- Utility Room
- Private Driveway
- Eco-Friendly Heating + EV Charging Point
- Courtyard Garden
- Gated Community



wardrobe. The en-suite bathroom stands as an epitome of luxury, featuring a generously sized walk-in shower, WC, and basin.

Outside, the courtyard garden is a peaceful retreat, tastefully paved and affording gated access to the rear. At the front, a driveway presents a rare offering - parking for 2 cars, a true treasure in the heart of town. Additional visitor parking is thoughtfully provided. This residence is part of an exclusive, gated development, constructed in 2022.

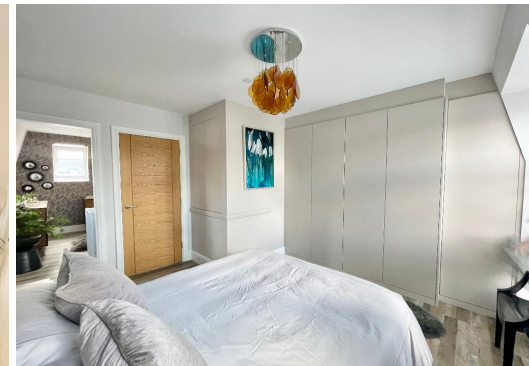
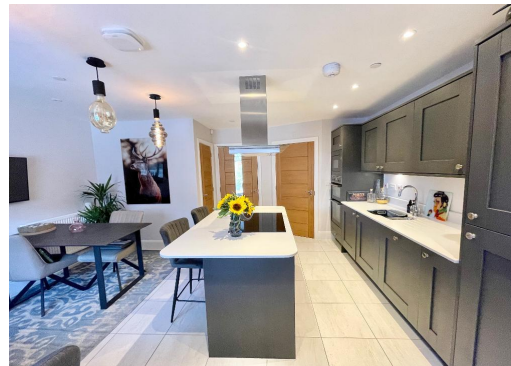
For your ultimate comfort, an air source heat pump efficiently provides heating and an EV charging point is fitted, marrying luxury with eco-consciousness. The vendors have invested in luxury solid wooden bespoke window shutters to all rooms and Karndean flooring to the lounge and top floor bedroom.

This residence artfully blends contemporary elegance with the convenience of town-centre living in the iconic Stratford-upon-Avon. Don't miss this opportunity to make this unparalleled property your own. Contact us today for further details or to arrange a viewing.

#### Additional Information

We are informed by the vendor that the property is freehold and benefits from mains electricity and drainage. Heating is via air-source heat pump. We are advised that there is an annual estate maintenance charge of £800. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band F with Stratford on Avon District Council.

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not





guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.







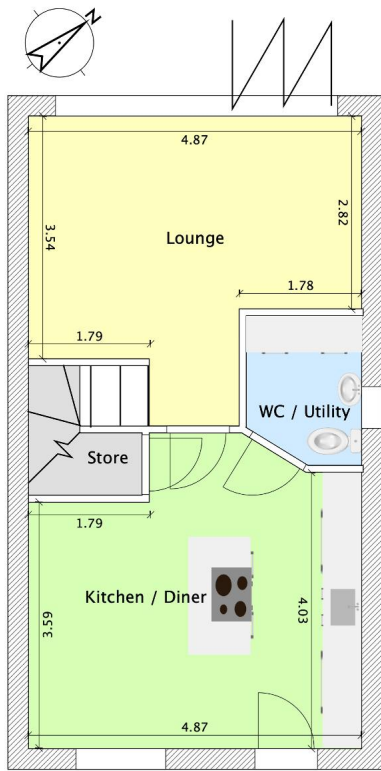






Energy Efficiency Rating

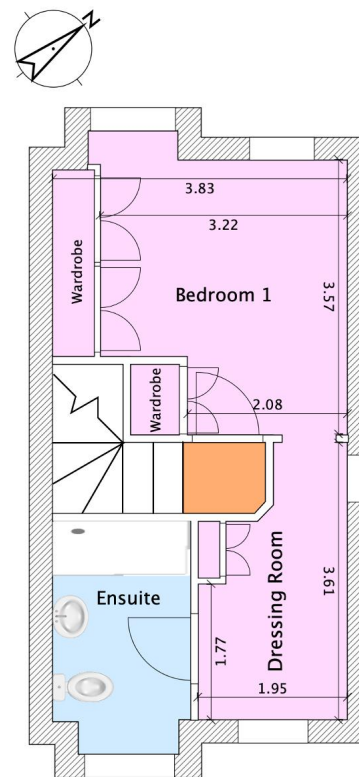
Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Indicative floor plans for illustration purposes only  
Approximate Gross Internal Floor Area 1,283 ft<sup>2</sup>  
**GROUND FLOOR**



Indicative floor plans for illustration purposes only  
**FIRST FLOOR**



Indicative floor plans for illustration purposes only  
**SECOND FLOOR**

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