



4 Bed Detached | Shipston Road, Stratford upon Avon | Offers Over £795,000

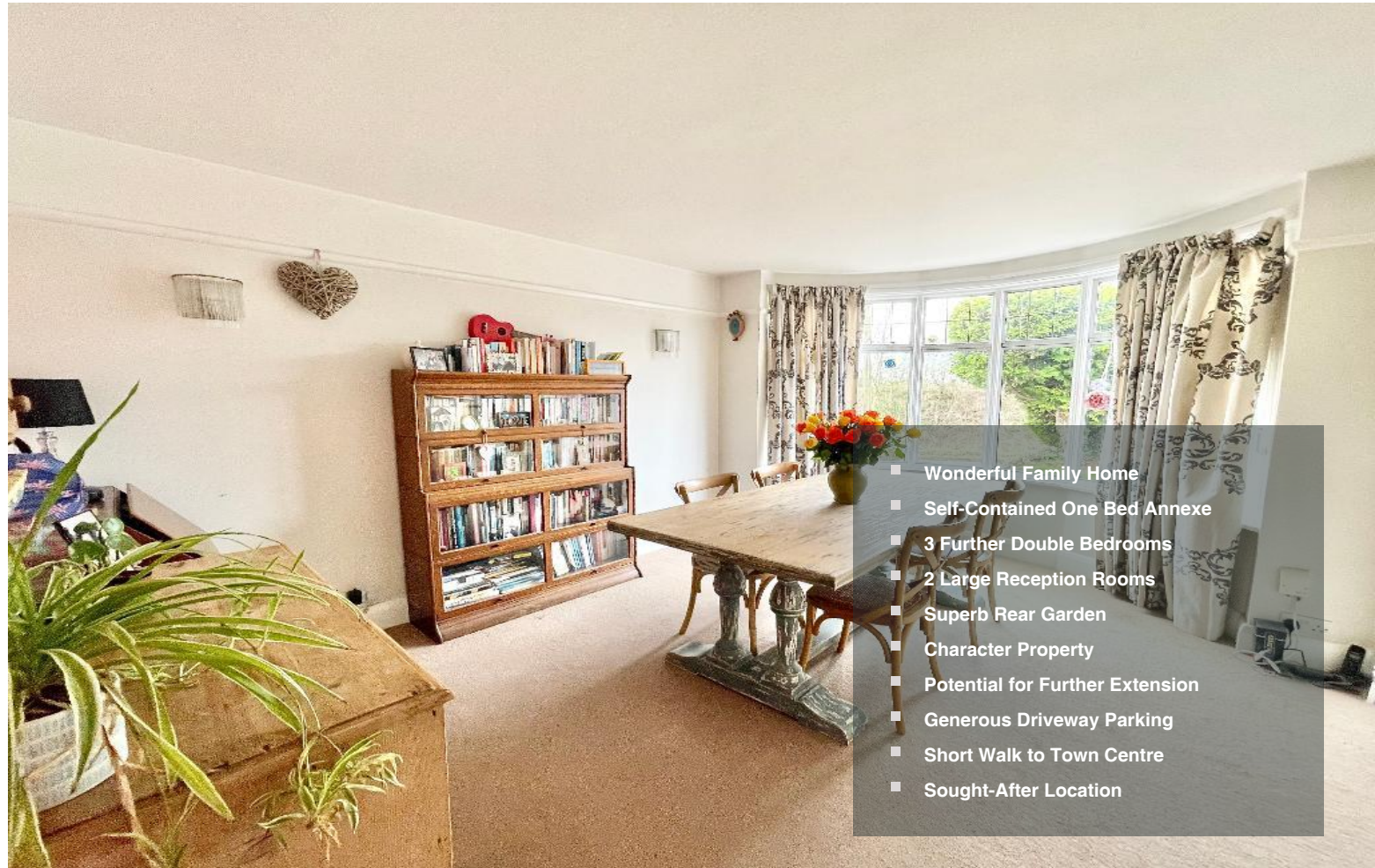
Description

We are delighted to present to you this fabulous 4-bedroom detached family home, 10 minutes stroll to Stratford upon Avon's hubs, including the RSC theatre, restaurants, bars and cafe culture. This property has an exceptionally large rear garden and the driveway has ample parking for 4+ cars. Situated within a short 5-minute walk to the popular local Waitrose and Rosebird Centre, this property boasts an exceptional position directly opposite the Stratford Park and Recreation Ground, Stratford Tennis Club and Cricket Club. Splendid views across open fields, and within walking distance of Bridgetown School, King Edwards Grammar School and Stratford High School.

Shipston Road has easy access to the Cotswolds, M40, Leamington, Warwick and further afield.

Upon entering this lovely home, you're greeted by a delightful hallway that sets the tone for the rest of the residence. The ground floor encompasses a dining room adorned with a bay window overlooking the front, a generous lounge boasting a bay to the rear with direct access to the garden, and a good-sized kitchen/breakfast room complemented by a garden-facing window and external door to side. Additionally, there's a convenient downstairs loo off the hallway for added comfort and practicality.

A unique feature of this property is its annexe, accessible via a secure door from the lounge. The annex comprises a versatile kitchenette within a functional utility room, a comfortable double bedroom, and a well-appointed shower



- Wonderful Family Home
- Self-Contained One Bed Annexe
- 3 Further Double Bedrooms
- 2 Large Reception Rooms
- Superb Rear Garden
- Character Property
- Potential for Further Extension
- Generous Driveway Parking
- Short Walk to Town Centre
- Sought-After Location

Key Kennedys

room. With separate access from the rear garden, this annex presents an ideal opportunity for accommodating a dependent relative, an independent teenager, or generating additional income as a guest room for potential tenants (the annexe is currently operating as a very successful Airbnb business).

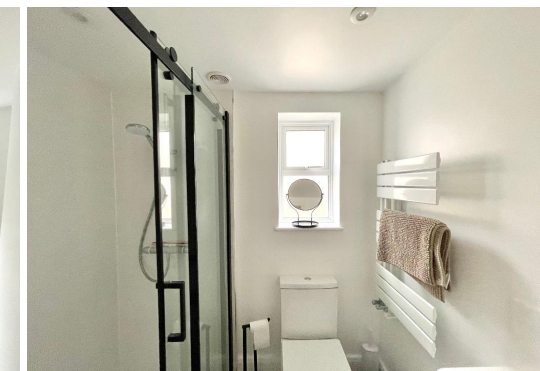
Ascending to the upper level, you'll find three generously sized double bedrooms, with one boasting a bay window to the front and the remaining two overlooking the delightful rear garden. Bedroom 2 offers access to a splendid eaves storage room, which could be effortlessly transformed into a home office or a luxurious walk-in wardrobe. Completing this floor is a well-appointed family bathroom, ensuring convenience and comfort for the household.

The large secure private garden has a main patio, with two smaller patios. Within the garden there are mature shrubs, small orchard, large shed and base for a greenhouse. Furthermore, the property offers gated side access leading to the front, where ample driveway parking for multiple vehicles awaits.

Having been under the same devoted ownership for nearly three decades, this property presents an exceptional opportunity for a new family to relish its comforts and create cherished memories. With its prime location, versatile annex potential, and ample space for comfortable family living, this home encapsulates the epitome of Stratford upon Avon's charm and lifestyle.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas,

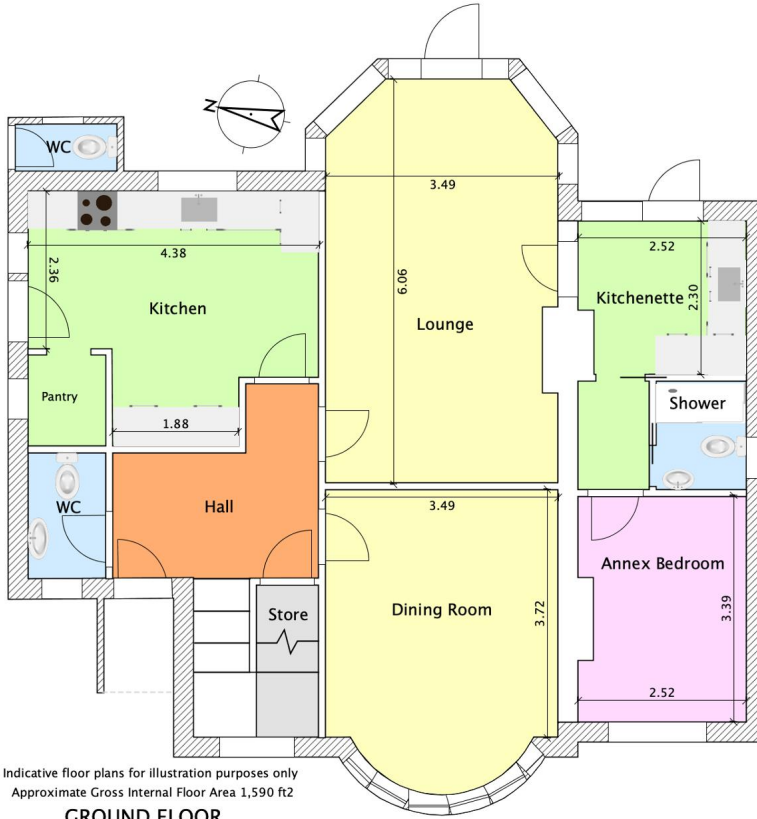


electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band F with Stratford on Avon District Council.


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.








CONTACT US

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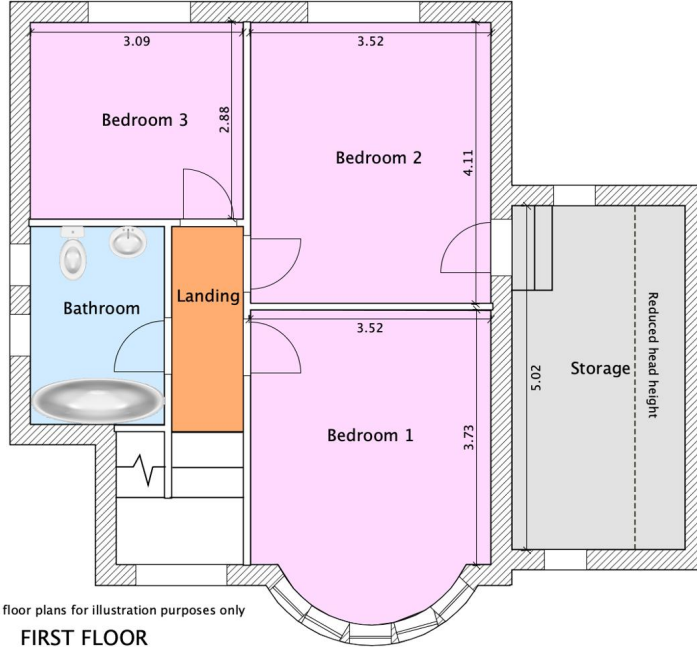
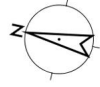
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Indicative floor plans for illustration purposes only

FIRST FLOOR