



4 Bed Semi-Detached | Hathaway Lane, Stratford upon Avon | Offers Over £650,000

Description

Welcome to this exquisite 1930s semi-detached gem located in Shottery, just moments from the historic town of Stratford-upon-Avon. This delightful property offers four spacious double bedrooms and a superb west-facing rear garden with a garden office/cabin at the bottom of the garden.

Ground Floor:

Upon entry, you'll be greeted by a welcoming hallway leading to the kitchen, dining room, and lounge. The lounge to the front is filled with natural light, featuring a bay window. The dining room is a cozy space with a wood-burning stove and a glazed door leading to the family room. The family room is a true marvel with large skylights and bi-folding doors opening onto the decked entertainment area. It seamlessly connects to the well-appointed kitchen, complete with a range of units, integrated appliances, and a breakfast bar. A utility area and downstairs cloakroom lead to a useful garage/store. There's also a versatile study, currently used as additional utility space.

First Floor:

On the first floor, you'll find three double bedrooms, two at the back and one bay-fronted bedroom at the front. A family bathroom with a white suite comprising a bath with a shower over, WC, and basin completes this level.

Second Floor:

A second staircase leads to the second floor, where you'll discover another double bedroom with an en-suite bathroom, providing a private retreat.



- 1930s Property
- Fabulous West-Facing Rear Garden
- NO ONWARD CHAIN
- Garden Office
- Amazing Kitchen/Family Room
- 4 Double Bedrooms
- Sought After Shottery Location
- 3 Additional Reception Rooms
- Large Decked Entertaining Area
- Driveway for 3 Cars

Outdoor Spaces:

The large decked entertaining area is perfect for outdoor living, with steps leading down to the spacious west-facing lawn. At the garden's end, you'll find a home office/cabin with power, light, and heating, offering a secluded workspace or creative studio. The front of the property offers driveway parking for three cars.

Local Area:

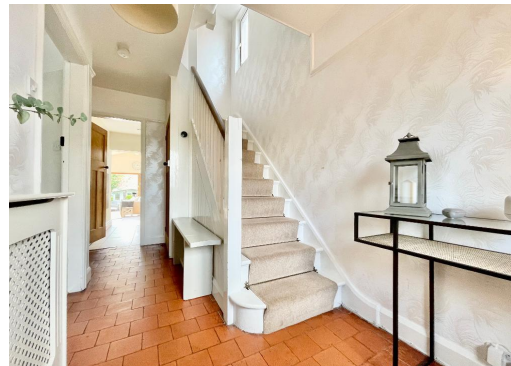
Shotton is a picturesque and sought-after area on the outskirts of Stratford-upon-Avon, known for its rich history and association with William Shakespeare. The local schools in the area are highly regarded, making it an excellent choice for families.

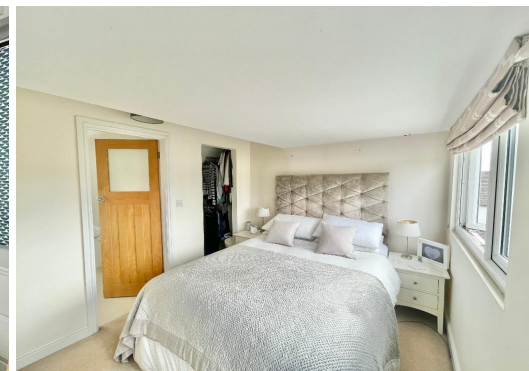
In summary, this fabulous 1930s semi-detached property beautifully combines modern living with timeless character. Its spacious layout, stunning garden, and prime location near historic Stratford-upon-Avon make it a true gem. With no onward chain, don't miss the opportunity to make this your forever home. Contact us today to arrange a viewing!

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 E with Stratford on Avon District Council.

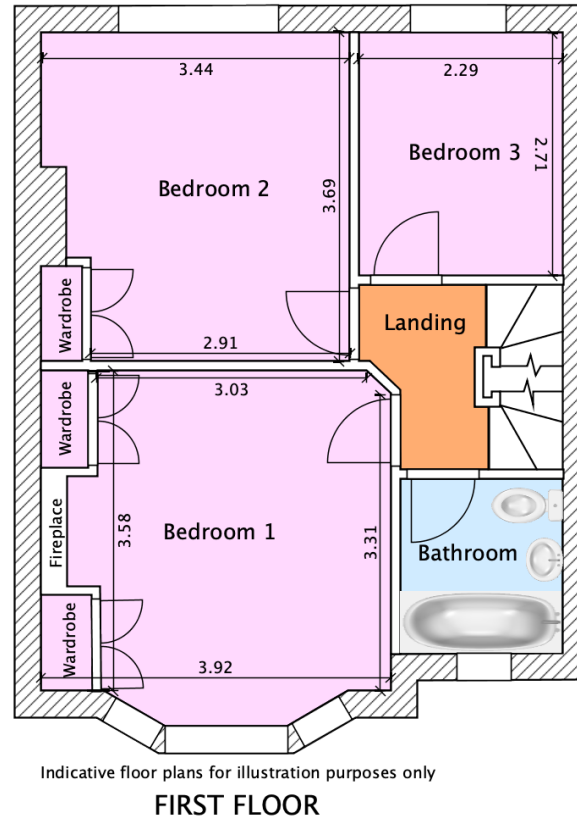
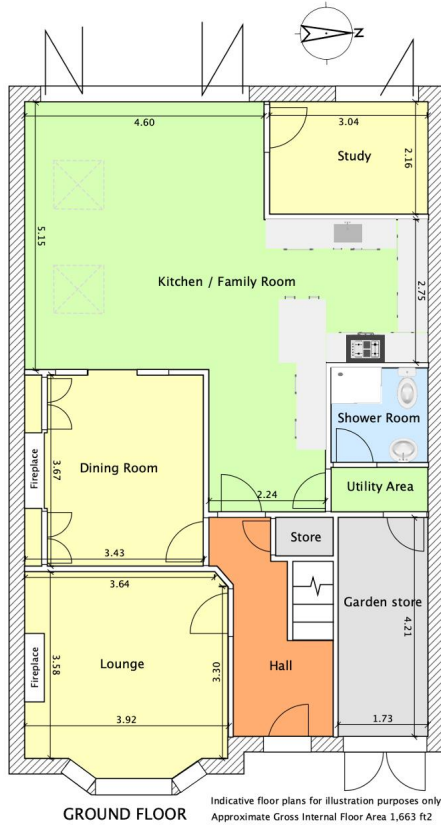
Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.











Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT US

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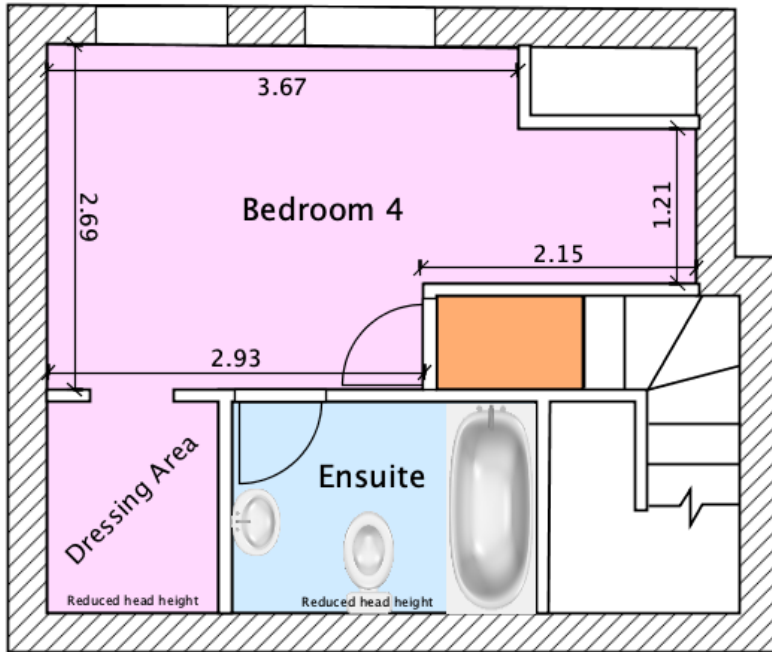
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Indicative floor plans for illustration purposes only

SECOND FLOOR

