



5 Bed Detached | Avenue Road, Stratford upon Avon | £1,500,000

Description

Welcome to an exceptional opportunity in one of Stratford's most prestigious locations, with an easy walk into town and to the world-class theatres. This stunning 4-bedroom executive detached property, complete with an independent one-bedroom annexe, epitomizes quality living.

As you step through the front door, you'll be greeted by a delightful hallway, setting the tone for the elegance that awaits within. The lounge, boasting a charming inglenook fireplace, is a perfect blend of comfort and sophistication, with an adjacent snug/bridge room offering a cozy retreat. A separate study/home office provides a quiet space for work or relaxation.

The heart of the home lies in the high-quality kitchen, featuring a central island and breakfast table, seamlessly flowing into the dining room; a haven for culinary delights and entertaining. A utility room and downstairs cloakroom add practicality and convenience to everyday living.

Upstairs, the principal bedroom offers a spacious dual aspect double room with a dressing area and luxurious en-suite with under-floor heating, complete with dual vanity basins, a walk-in shower, and WC. Bedroom 2 impresses with its generous proportions and range of built-in wardrobes, bedroom 3 offers an en-suite and built in wardrobes and bedroom 4 offers comfortable accommodation with ample storage. The family bathroom provides further comfort with its bath and shower.

The annexe, accessed discreetly from the dining room, presents independent living quarters,



- Highly Prized Cul-de-Sac Location
- 4 Double Bedrooms with Air Conditioning
- Independent 1 Double Bedroomed Annexe
- 3 Reception Rooms
- 3 Bathrooms
- High Quality Kitchen
- Landscaped Rear Garden
- Generous Driveway Parking
- Inglenook Fireplace
- EV Charging Point

comprising an open-plan lounge and kitchen/diner, a double bedroom, a well-appointed shower room and a pantry. The annexe has its own separate entrance for privacy and can be accessed from the driveway via a gate and secured pathway. This can offer an opportunity for a private office or private letting.

Outside, the beautifully landscaped rear garden beckons with mature planting, fruit trees, attractive patio areas, and a garden shed. Gated access leads to the front, where a generously sized block-paved driveway and an EV charging point await. The driveway can accommodate 5 or more cars and a generously sized garage connect directly with the house via the utility room.

Don't miss this opportunity to experience luxury living in a prime location, seamlessly blending urban convenience with the tranquility of the countryside.



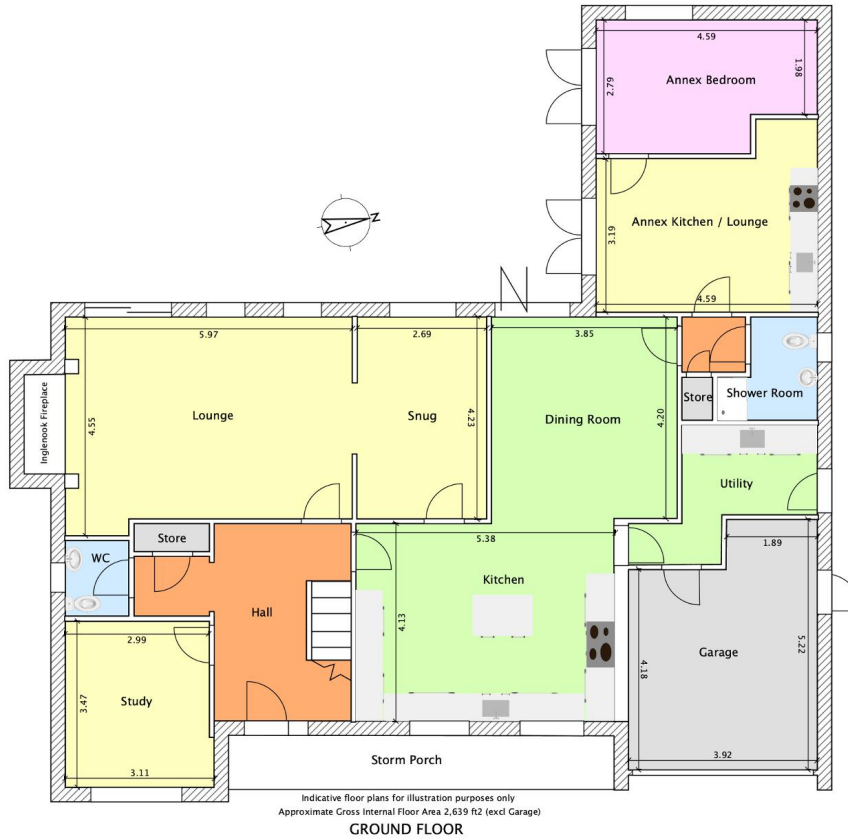
Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.











Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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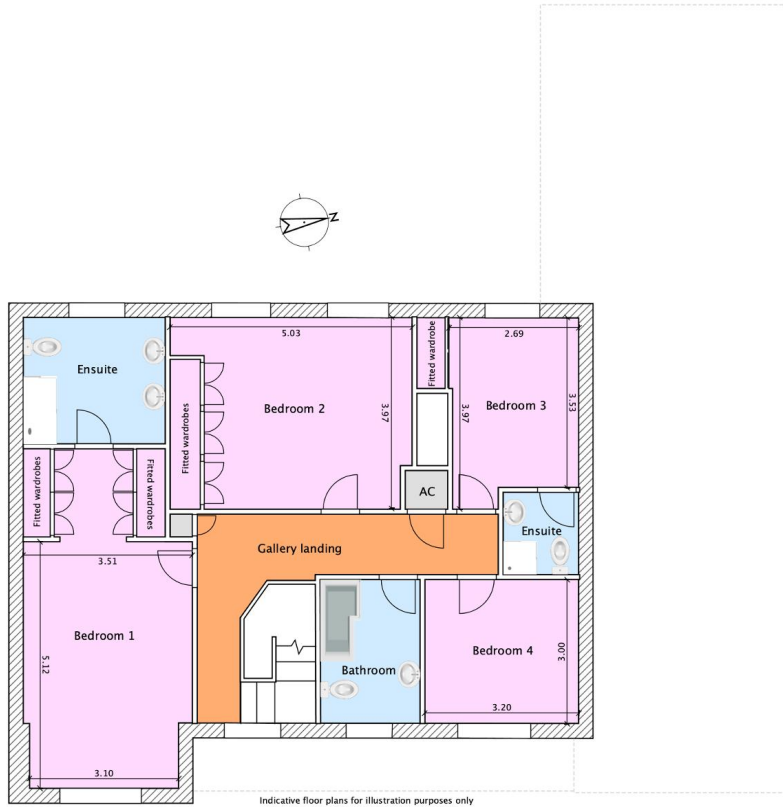
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Indicative floor plans for illustration purposes only

FIRST FLOOR