



Description

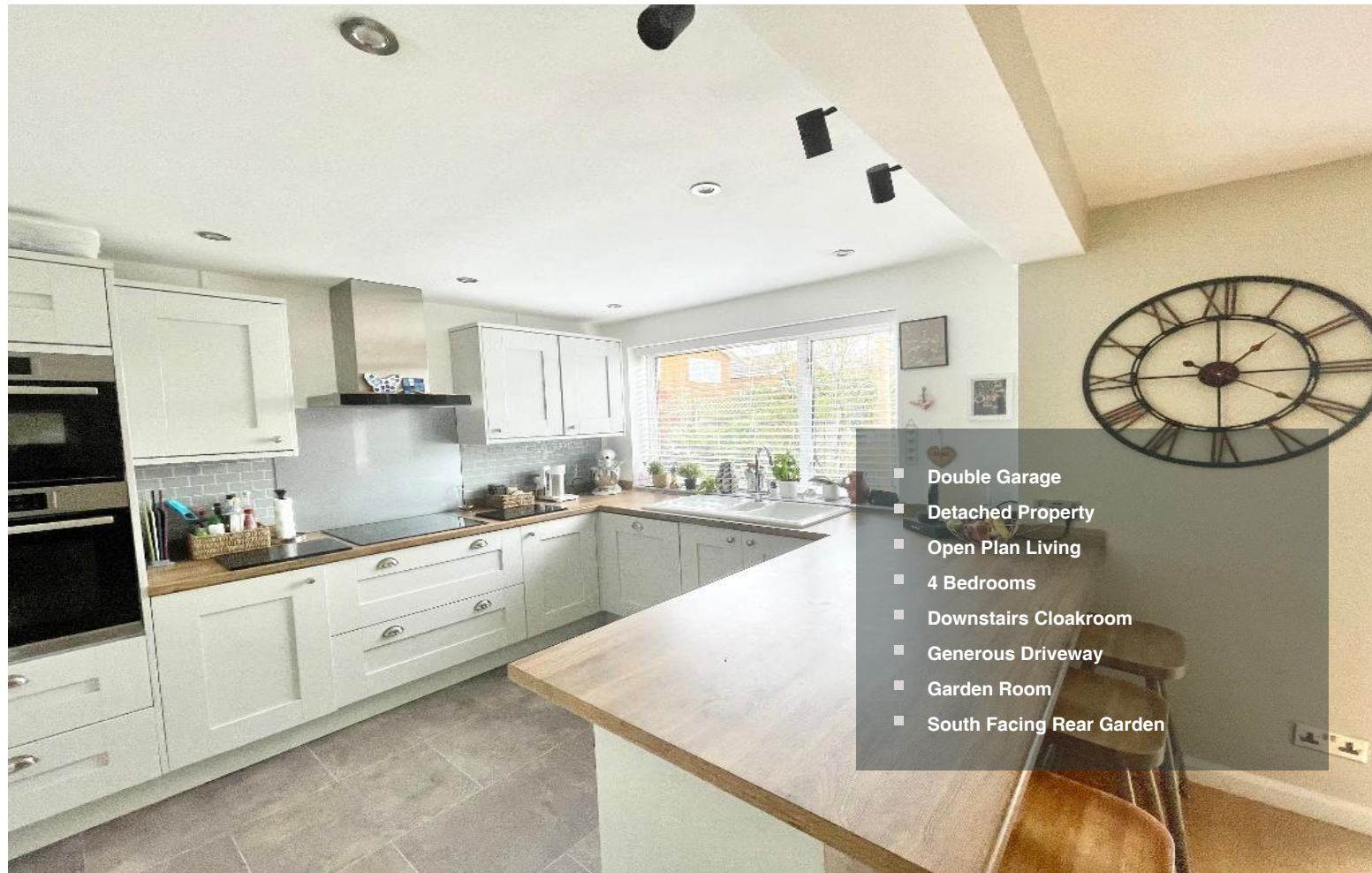
Welcome to this splendid detached house located in the charming town of Stratford upon Avon, renowned for its picturesque surroundings and rich cultural heritage. Situated in close proximity to the Welcombe Hills Country Park, this property offers a perfect blend of tranquility and convenience.

Upon entering the property, you are greeted by a welcoming porch and hallway, setting the tone for the elegance that lies within. The ground floor boasts a spacious open plan kitchen/diner/family room, ideal for modern family living and entertaining guests. The kitchen area is equipped with contemporary fixtures and fittings, providing both functionality and style. Adjacent to this, you'll find a delightful conservatory, offering a peaceful retreat to enjoy the scenic views of the garden.

This fabulous property also features a convenient downstairs WC, adding to the practicality of the home. Moving to the first floor, you'll discover four generously proportioned bedrooms, providing ample space for a growing family or accommodating guests. The well-appointed bathroom caters to everyone's needs with a walk in shower and luxurious bathtub.

Externally, the property boasts a double garage, providing secure parking and additional storage space. The well-maintained south facing garden provides a tranquil oasis, perfect for relaxing or outdoor gatherings. A superb garden room provides an ideal space for pursuing hobbies or home-working.

Furthermore, the property enjoys excellent



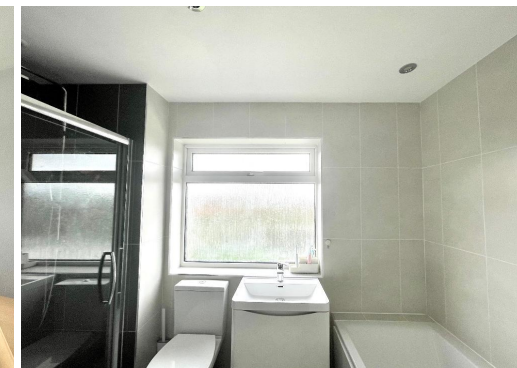
- Double Garage
- Detached Property
- Open Plan Living
- 4 Bedrooms
- Downstairs Cloakroom
- Generous Driveway
- Garden Room
- South Facing Rear Garden

proximity to the town centre and its array of amenities, including shops, restaurants, and leisure facilities, ensuring all your daily needs are easily accessible.

In summary, this delightful detached house offers a wonderful opportunity to reside in a sought-after location, with the added benefit of spacious living accommodation, proximity to nature, and convenient access to local amenities. Don't miss out on the chance to make this exquisite property your new home.



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.

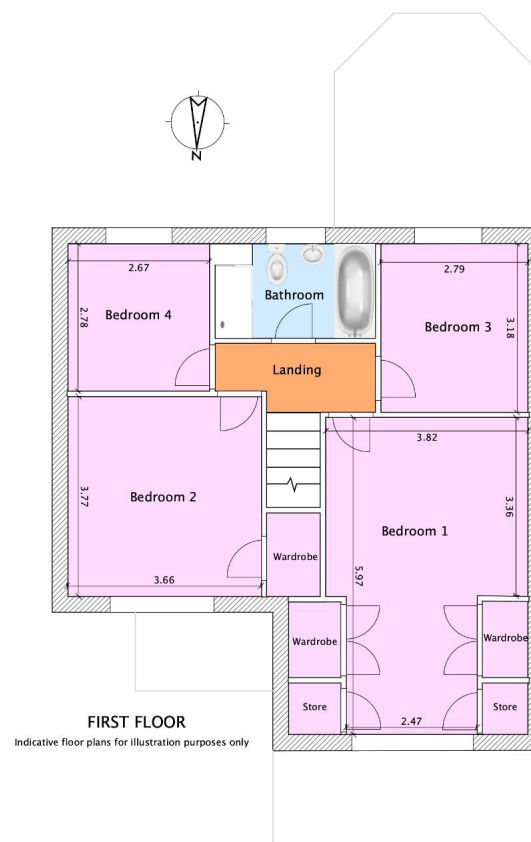
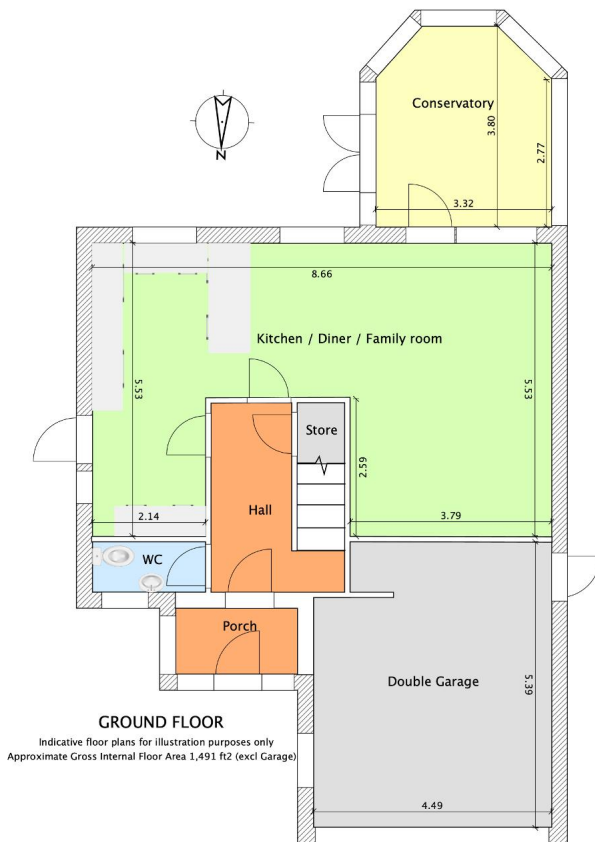






Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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