

4 Bedroom House with Independent Annexe for Sale - £895,000 Shottery Road, Stratford upon Avon, CV37 9QB



KEY FEATURES

- Over 3000 SqFt • Exceptional Victorian Property • Independent 2/3 Bed Annexe • 4 Bedrooms • 2 Bathrooms • Driveway Parking for Several Vehicles • Short Walk to Town Centre • Period Features • Dry Lined Cellar • Close to "Outstanding" Schools

Description

This exceptional Victorian property, just a short walk from Stratford-upon-Avon's historic town centre, seamlessly blends period elegance with modern practicality. Featuring generous driveway parking and a stylish 2/3-bedroom annexe, it offers a unique opportunity for multi-generational living or rental income potential.

Stepping inside the main house, you are welcomed by a lovely hallway adorned with traditional flooring, setting the tone for the elegance within. To the left, the beautifully proportioned lounge and dining room showcase exquisite period features, including high ceilings, ornate cornicing, and striking fireplaces, complemented by characterful bay windows that enhance the sense of space and grandeur. To the right, the heart of the home unfolds with a stunning open-plan kitchen/family room, offering a perfect space for entertaining, with a well-appointed utility room conveniently located off it. A downstairs cloakroom and access to a dry, lined cellar - an excellent option for use as an office or games room - complete the ground floor.

Upstairs, the property continues to impress with three excellent double bedrooms and a charming single bedroom. The principal suite is particularly special, featuring a stunning en-suite bathroom complete with a claw-footed bath and a walk-in shower. A further stylish family bathroom serves the remaining bedrooms.

The stylish and self-contained annexe offers fantastic flexibility, whether for a dependent relative, adult children, or as an attractive rental prospect. The ground floor boasts a contemporary open-plan kitchen/lounge with integrated appliances, a versatile study or additional bedroom, and a modern shower room. Upstairs, two further well-presented bedrooms provide ample accommodation.

Outside, the rear garden offers a delightful retreat with a patio area perfect for outdoor dining. The impressive driveway provides comfortable parking for 3 cars, with the potential to accommodate up to 7 vehicles - a rare find in such a sought-after location.

Stratford-upon-Avon is renowned for its rich heritage, vibrant cultural scene, and excellent amenities, including a selection of outstanding Ofsted-rated schools nearby, making this property an ideal choice for families seeking both character and convenience.

A truly exceptional home that offers an abundance of space, charm, and versatility in an enviable location.

Additional Information

This sale is for the main house and the annexe. Council Tax is payable at Band E for the main house and Band C for the annexe. We are informed by the vendor that the properties are freehold and benefit from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts.









| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |