



# Kennedys

**3 Bedroom End Terraced for Sale - £850,000**

West Street, Stratford upon Avon, CV37 6DR



## KEY FEATURES

- Iconic Old Town Property • Historic First Offering • Formerly West Street Post Office • No Onward Chain • 3 Double Bedrooms • Self Contained Guest Annexe in Garden • Gated Driveway Parking • 2 Reception Rooms • Study • Cellar

## Description

For the very first time, this striking corner residence in the heart of Stratford-upon-Avon's historic Old Town is being offered for sale as a private home. Formerly the West Street Post Office, the property now presents as a beautifully reimagined residence with a private garden, gated parking, and a self-contained guest house - all just a short stroll from the town centre. No onward chain.

The main house is rich in period detail, with original flagstone flooring, high ceilings, and a wonderful bay window that gives the house its memorable façade. At the front, the lounge provides a welcoming, relaxing space, while to the rear a spacious lounge-diner opens through French doors onto the garden and flows into the well-fitted kitchen, which features a skylight, integrated appliances, and plenty of storage.

A study area, thoughtfully positioned where the old post office counter once stood, now makes an ideal home office or reading nook. A cloakroom/WC completes the ground floor.

Upstairs, there are three excellent double bedrooms, with the second bedroom enjoying views of Holy Trinity Church. The generous family bathroom includes a freestanding claw-foot bath, separate shower, WC, and basin, and there's access to a substantial loft space, offering potential for future conversion (subject to consents).

The cellar, accessed from the study area, offers excellent storage space and exciting scope for further development if desired.

The walled garden is wonderfully private and well arranged, with a sunny patio, gravelled planting areas, and established shrubs. At the far end, the former storehouse has been transformed into a smart guest annexe, with a kitchen/living area on the ground floor and a bedroom with en-suite shower room above, accessed via paddle stairs.

To the side of the house, gated driveway parking offers valuable off-road space for a large vehicle - a rare benefit in this part of town.

Situated in Stratford's coveted Old Town area, the property is within walking distance of the town's renowned shops, restaurants, theatres, and beautiful green spaces, as well as highly regarded schools including King Edward VI School, Stratford Girls' Grammar, and Stratford Preparatory School and Stratford Primary School.

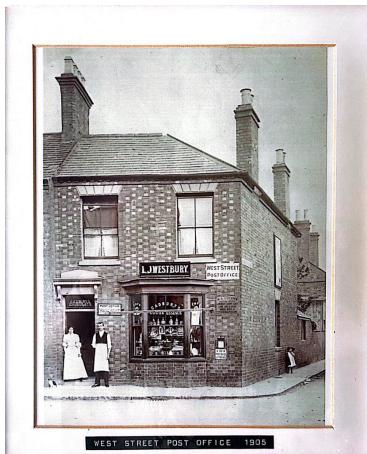
An unmissable opportunity to own a truly individual home with the bonus of gated parking, guest accommodation, and no onward chain.

### 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.







## Floorplans

