



# Kennedys

4 Bedroom Detached for Sale - £595,000

Alcester Road, Stratford upon Avon, CV37 9DP



## KEY FEATURES

- 4/5 Bedrooms • 4 Bathrooms • 3 Reception Rooms • Large, Mature Rear Garden • Generous Driveway Parking • Walking Distance to Town Centre • Ground Floor Bedroom with En-Suite • EV Charging Point

## Description

A spacious and versatile 4/5 bedroom detached home with generous parking, a superb mature rear garden and an easy walk into Stratford-upon-Avon's historic town centre and excellent local schools.

Set behind a block-paved driveway with space for four cars and an EV charging point, this well-presented home offers almost 2000 sq. ft. of accommodation across three floors, making it an ideal option for those seeking flexible living in a convenient, well-connected location.

The ground floor begins with a welcoming hallway that opens into a bright and airy dining room - the heart of the home - with double doors leading to both the bay-fronted lounge at the front and a spacious kitchen/breakfast room at the rear. The kitchen enjoys views over the garden and plenty of space for informal dining, and also connects to a versatile guest bedroom or study with its own en-suite shower room - perfect for visitors, older children or working from home. This room is also accessed from the hallway, offering excellent flexibility.

On the first floor, you'll find two generous double bedrooms - one with an en-suite shower room - along with a third bedroom and a stylish family bathroom featuring a bath, separate shower, WC and basin. A further staircase leads up to the second floor, where the fourth double bedroom enjoys its own en-suite bathroom with bath, WC and basin.

### Outside

The large rear garden is a real feature of the property: a beautifully mature space with established trees and planting, and a large decked terrace providing the perfect setting for summer entertaining. A timber summerhouse adds further appeal, whether used as a hobby space, den or garden office.

### Location

The property is ideally situated for access to Stratford-upon-Avon's wealth of amenities, from its excellent choice of primary and secondary schools to its riverside walks, shops, pubs, restaurants and world-renowned cultural attractions. Everything the town offers is within comfortable walking distance, making this a highly practical and desirable location for modern living.

### Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band F with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.







## Floorplans



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		