

## 4 Bedroom 3 Storey Townhouse for Sale - £600,000

Muntjac Drive, Stratford upon Avon, CV37 7FN



### KEY FEATURES

- Stylish Modern Townhouse • 4 Bedrooms • Study • 2 Bathrooms • Landscaped South Facing Garden • Garage, Driveway and EV Charging • Underfloor Heating • Downstairs WC • Balcony



## Description

An exceptional four-bedroom townhouse, built by the highly regarded Spitfire Homes in 2021, showcasing contemporary design, luxurious finishes, and a versatile layout that will appeal equally to families, professionals, and second-home owners looking for something truly special in Stratford-upon-Avon.

To the front, the sleek breakfast kitchen is beautifully appointed with integrated appliances and stylish finishes, ideal for both everyday living and casual entertaining. The rear of the house is dedicated to a superb lounge diner - a bright, expansive space that spans the full width of the home. Wide bi-fold doors open effortlessly onto the garden, blurring the line between inside and out and creating the perfect setting for gatherings, cosy evenings, or simply enjoying the natural light. A cloakroom and useful storage complete the ground floor.

The first floor offers three well-proportioned bedrooms - two generous doubles (one with built-in wardrobes), and a further single, along with a family bathroom and linen cupboard. A door leads to a dedicated study, an invaluable space for those working from home, with stairs rising to the spectacular top-floor suite.

The principal bedroom is a true retreat, with vaulted ceilings, a dressing area, sleek en-suite shower room, fitted storage, and the show-stopping full-width balcony - the perfect spot for morning coffee, quiet reading, or a glass of wine at sunset.

The outside space is equally impressive. The rear garden has been expertly landscaped to create an outdoor room in its own right, with a covered seating area, stylish planting, and a sought-after south-facing aspect. Low-maintenance yet beautifully designed, it's an idyllic setting for both relaxation and entertaining.

A rear gate provides access to the garage and driveway with the driveway offering parking for 2-3 cars and an EV charging point.

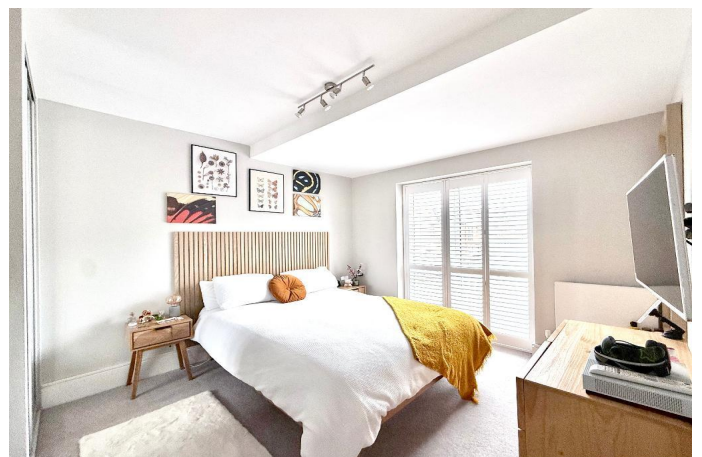
This is a rare opportunity to acquire a modern, design-led home of outstanding calibre in Stratford-upon-Avon - offering flexible spaces, luxurious comfort, and a lifestyle to match. Stratford itself is world-renowned as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre, attracting visitors from across the globe. Beyond its rich cultural heritage, the town offers excellent shopping, dining, and leisure amenities, as well as highly regarded schools, including grammar schools and independent options. With its mainline railway station and easy access to the M40, Stratford is perfectly placed for commuting, making this a truly desirable location to call home.

### 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.

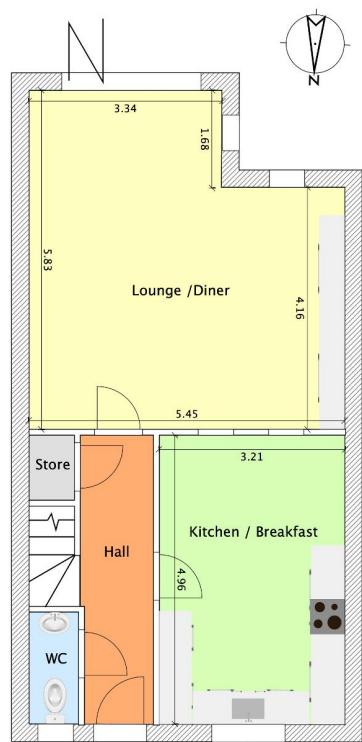




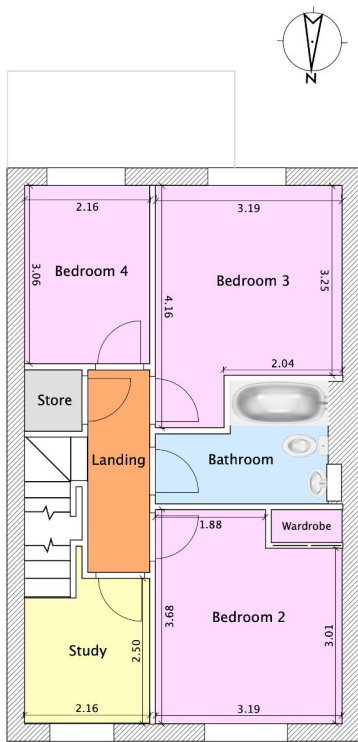




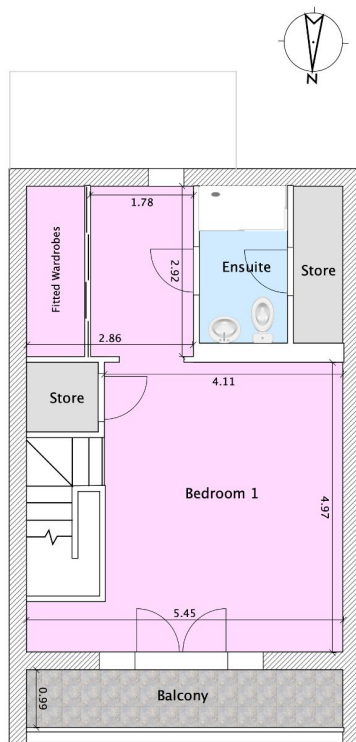




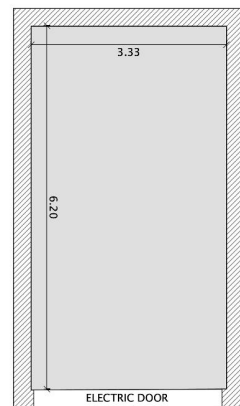
Approximate Gross Internal Floor Area 1607 ft<sup>2</sup> / 149 m<sup>2</sup>  
Indicative floor plans for illustration purposes only  
**GROUND FLOOR**



Indicative floor plans for illustration purposes only  
**FIRST FLOOR**



Indicative floor plans for illustration purposes only  
**SECOND FLOOR**



Indicative floor plans for illustration purposes only  
**GARAGE**

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		