



West Street, Stratford-Upon-Avon

CV37 6DW

In Excess of £525,000



One of the very few detached properties located in the fashionable and desirable district of Old Town. How would you like the convenience to live so close to Stratford-upon-Avon's town centre, the banks of the River Avon, Holy Trinity, RSC and Theatres not forgetting to mention the Train Station being only a walk away too. Then this fabulous, double fronted, three-bedroom Detached home could be perfect for you!

I am sure you have heard the saying "it's all about location, location, location" well you can see why this part of town is such a sought-after district it is bristling with character properties all offering their own charm. This property certainly has good kerb appeal and continues inside mixing character with contemporary. This home boasts light and airy rooms during the day and by night the rooms become cosy and atmospheric from the lit log burners that are in both reception rooms.

The front entrance door opens into the open entrance hallway, having stairs ascend straight ahead, this is a lovely space to welcome visitors into the home as it is open to the Sitting Room/Library and gives an instant feeling of space. To the right of the staircase, there is a downstairs W/C, a must for all good homes.

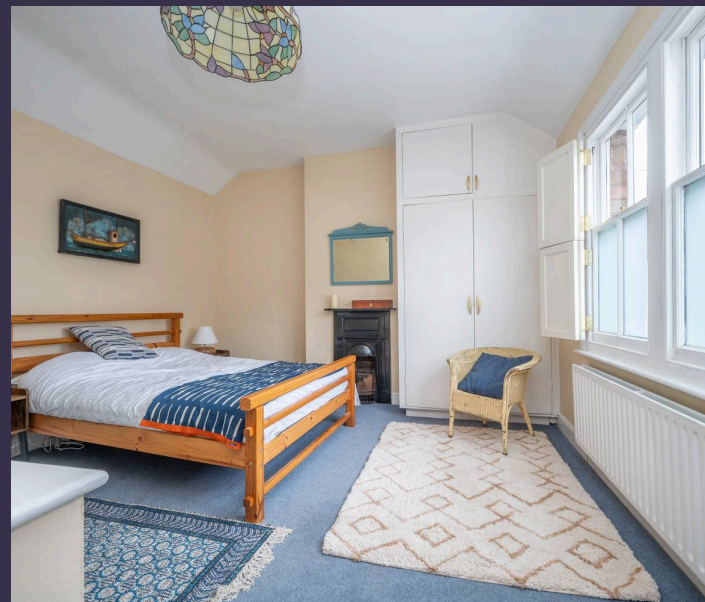


The Sitting Room/Library is a lovely space with a window incorporating shutters to the front and French doors opening out onto the courtyard garden, plenty of light floods in. This area is versatile and could be used in a variety of ways, a library, music room, office or playroom. The log burner creates a focal point to the room here you can really imagine grabbing a good book or enjoy catching up on events with your friends over a brew or just sitting quietly watching the world go by in private.



A door leads off to the left entering you into the Living Room. This is a generous sized room with plenty of light cascading through front windows and when night falls shutters close to give extra privacy. There is a log burner taking centre stage, on cold winters night you can get lost watching the flames dance and embers glow. A door from here flows through into the open plan kitchen dining room.

You know all good parties and family gatherings usually happen in the kitchen and this room would not disappoint. A social layout being open where conversation flows, and the chef of the house can cook up a feast in front of dining guest's eyes and would not feel they are missing out from being hidden away. The kitchen has recently been refitted with modern blue units and have plenty of complementary worksurfaces over with appliances being integrated giving that seamless feel. The dining area has space enough for a dining table that can accommodate the whole family. This area of the room is bright and airy having three Velux windows above and large windows either side of French doors, during the warmer months when opened links internal and external spaces together effortlessly.



Heading upstairs the feel of the home changes briefly to being quaint with a unique split-level landing with a feature bay window to the rear and all doors lead off to the rest of the accommodation. Both the Master and Second Bedrooms are located to the front, and both enjoy plenty of light, in both rooms they showcase the lovely window shutters also. The Master bedroom can accommodate the largest of beds and has ample space for further furniture items. Both bedrooms have original feature fireplaces, reminding you of the age of the property and both have built in wardrobes, all aiding in keeping the rooms decluttered.



The third bedroom is located on the rear, currently used as the study, it can accommodate a single bed easily. The family bathroom is fitted with a white three-piece suite and although compact and bijoux there are built in cupboards to stow away cosmetics and bottles.

Outside the rear courtyard garden has undergone some redesigning, now newly paved offering a low maintenance space perfect for those that lead busy lives and for those that really do not want to spend their leisure time having to tend to a garden! There is space for seating and when both the Sitting Room/Library and Kitchen Dining Room are all opened the entire downstairs flows nicely...an ideal party house!

Council Tax band: F

Tenure: Freehold

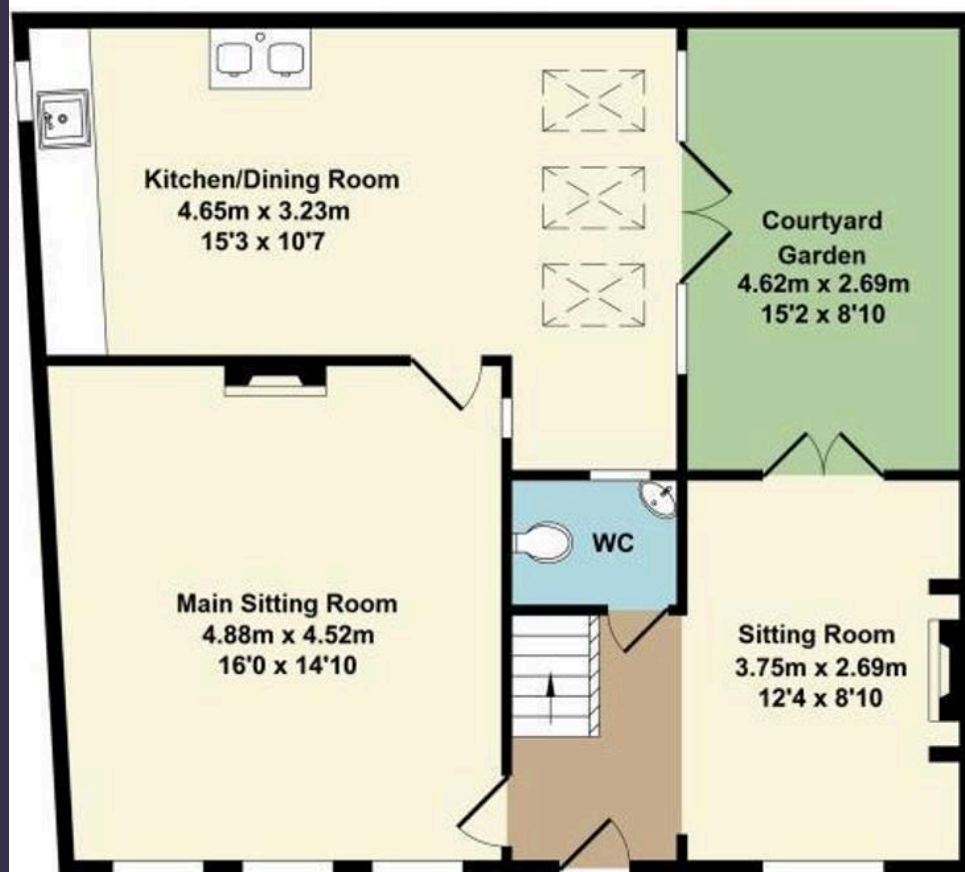
EPC Rating: E

- Detached Home
- Three Bedrooms
- Two Reception Rooms
- Kitchen Dining Room
- Downstairs Cloakroom
- Low Maintenance Courtyard Garden
- Close To Town Centre, RSC Theatre & Train Station
- Desirable & Fashionable Area of Old Town

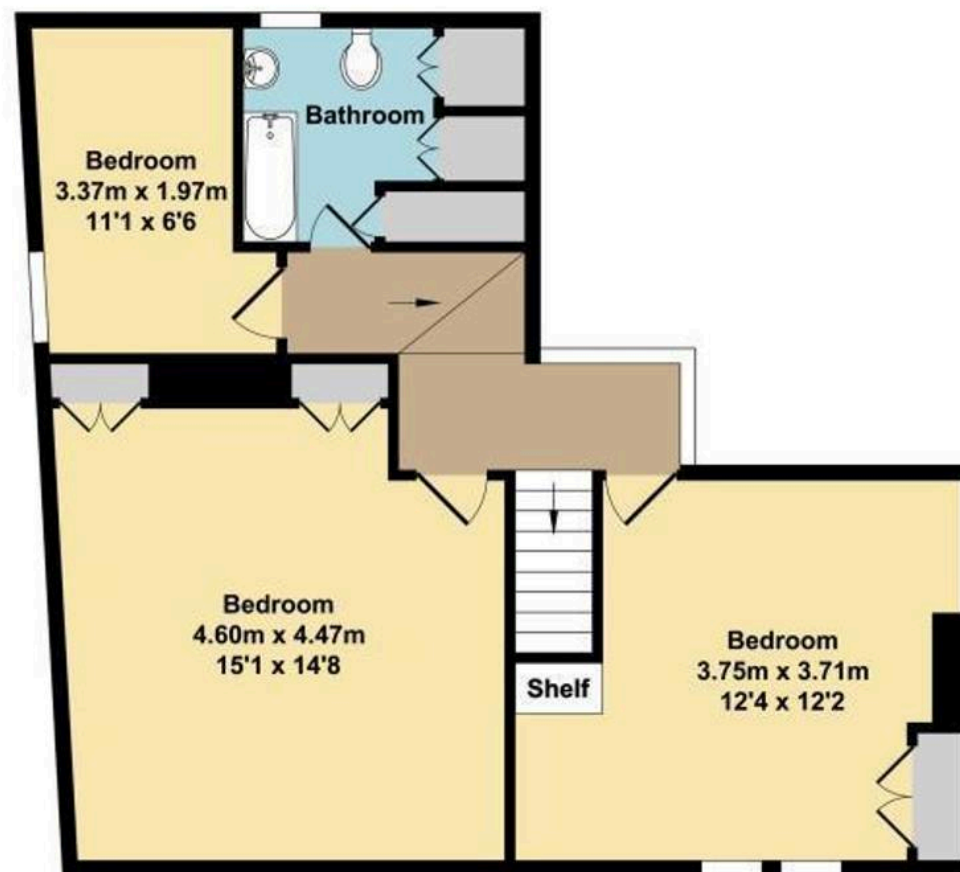
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Total Approx. Floor Area 129.70 Sq.M. (1396 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 73.61 Sq.M.
(792 Sq.Ft.)



First Floor
Approx. Floor
Area 56.09 Sq.M.
(604 Sq.Ft.)





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