



**Chestnut Walk, Stratford-upon-Avon**

CV37 6HG

In Excess of **£825,000**





Not to be missed! A stunning, fine example of a well-preserved Victorian villa steeped in history that retains its original character and charm. Offering a minimum of three reception rooms and four bedrooms this mid-terraced home is perfect for a growing family, offering spacious and flexible living accommodation. Located in the fashionable Old Town district of Stratford-upon-Avon being within easy reach of all amenities, good schools, and the famous RSC and Holy Trinity. No wonder this property has remained in ownership by the current owners for three decades.

Approached via gated iron railings that surround the foregarden, steps up to the front entrance door which enters into a vestibule with further door into the hallway. Upon entering the property, you are immediately greeted with original Minton tiled flooring that is in great condition and stairs rising ahead.

On the ground floor there are three reception rooms, versatile in use, currently being utilised as sitting room, library and dining room. Each of which has an abundance of original features such as ornate cornicing, ceiling roses, and fireplaces. For book collectors and reading enthusiasts alike the library is impressive with plenty of fitted bookshelves. In both the sitting room and library you can imagine yourself curling up on a winters evening, feeling the warmth of the fires, enjoying the company of your friends and family or immersing yourself in a good book.







The kitchen is located to the rear of the property and showcases a wonderful AGA that the chef of the house will enjoy cooking up a storm on for dining guests. The kitchen itself has a rustic feel being open to a conservatory/breakfast area, providing a bright and airy space to enjoy informal catch ups with friends over a brew.

The ground floor further benefits from a utility room and a downstairs cloakroom for added convenience. There is also a basement/wine cellar having plenty of head height and offers great storage.

Moving to the first floor, you will find four generously sized bedrooms. One of the bedrooms has a connecting room that can be easily utilised as an office, nursery or dressing room, providing versatility depending on your needs. Additionally, there are two bathrooms on this level, ensuring there is ample space for everyone and limiting the squabbling of children in the mornings.

Outside, the property boasts a south-west facing walled rear garden, offering a private and tranquil space to unwind and entertain. With a well-maintained lawn and beautiful box hedge edges, this outdoor area provides the perfect setting for al fresco dining or simply enjoying the sunshine. The garden also benefits from a patio area, ideal for relaxing with a morning coffee or hosting a barbeque.

Location is key for this property, situated in the highly sought-after Old Town. Residents will benefit from being within close proximity to an array of amenities, including shops, restaurants, and excellent schools - this property is perfect for families looking to settle down.







In summary, this stunning Victorian villa offers a wealth of space and character, combined with a desirable location and an inviting outdoor space. With its versatile living accommodation and convenient amenities nearby, this property is not to be missed. Contact us today to arrange a viewing and see for yourself the incredible lifestyle this home has to offer.

Council Tax band: E

Tenure: Freehold

EPC Rating: E

- Victorian Villa
- Kitchen & Conservatory/Breakfast Area
- Utility & Downstairs Cloakroom
- Four Bedrooms & Office/Connecting Room
- South West Facing Rear Garden
- Abundance of Original Features & Character
- Good School Catchments
- Highly Sought After Old Town/Town Centre Location



Approximate Area = 167.4 sq m / 1802 sq ft

Basement = 23.1 sq m / 249 sq ft

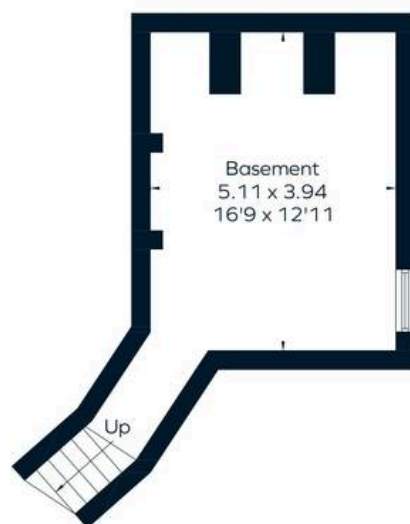
Store = 1.4 sq m / 15 sq ft

Total = 191.9 sq m / 2066 sq ft

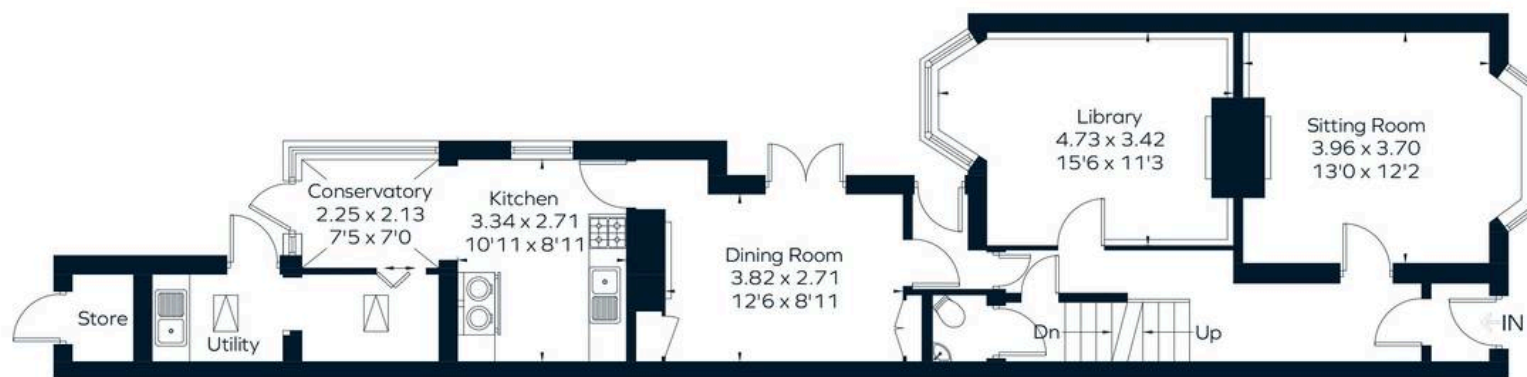
Including Limited Use Area (2.5 sq m / 27 sq ft)



First Floor



Basement



Ground Floor







## Natalie Christopher Estate Agents

The Hamlet, Leek Wootton, Warwick - CV35 7QW

01789 332877 • [hello@nataliechristopher.co.uk](mailto:hello@nataliechristopher.co.uk) • [nataliechristopher.co.uk](http://nataliechristopher.co.uk)

