Loxley Road,

Stratford-upon-Avon, CV37 7DS

Jeremy McGinn &Co

Available at
Guide Price £900,000

4 2 2 E

** OPEN VIEWING SATURDAY 5TH SEPTEMBER - 10am - 12pm - Call to book your appointment **

A Substantial Detached Home with Large Gardens, Backing Directly onto the Golf Course, with Planning Permission Granted for Further Extension

Occupying a fabulous position on the highly sought-after Loxley Road, this substantial detached house enjoys a particularly impressive setting with a large rear garden (0.2 acre) backing directly onto the golf course.
Properties offering this combination of location, plot and potential are becoming increasingly difficult to find, and this represents a rare opportunity to acquire a home with huge scope to create a truly stunning family residence in such a fabulous location.

The property is set well back from the road behind a full-width gravel driveway, providing generous off-road parking for a number of vehicles.

The well-appointed and highly versatile accommodation benefits from gas central heating and double glazing and is entered via a reception hall. From here there is access to a through living room, together with a good-sized separate dining room providing excellent space for family dining and entertaining.

The fitted kitchen includes integrated appliances and is complemented by a sizeable utility room and separate WC.

A particularly useful feature of the property is the substantial rear extension, which currently provides a large ground floor bedroom/further reception room. This creates an exceptionally flexible ground floor layout, equally suited to use as a family room, home office, playroom or generous guest bedroom or even a self contained annexe with independent access depending upon individual requirements.

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On the first floor, a generous landing leads to three excellent double bedrooms together with a well-appointed family bathroom. Agents Note: The vendor is related to a director at Jeremy McGinn & Co.

Tax Band: G

Council: Stratford on Avon District Council

Tenure: Freehold

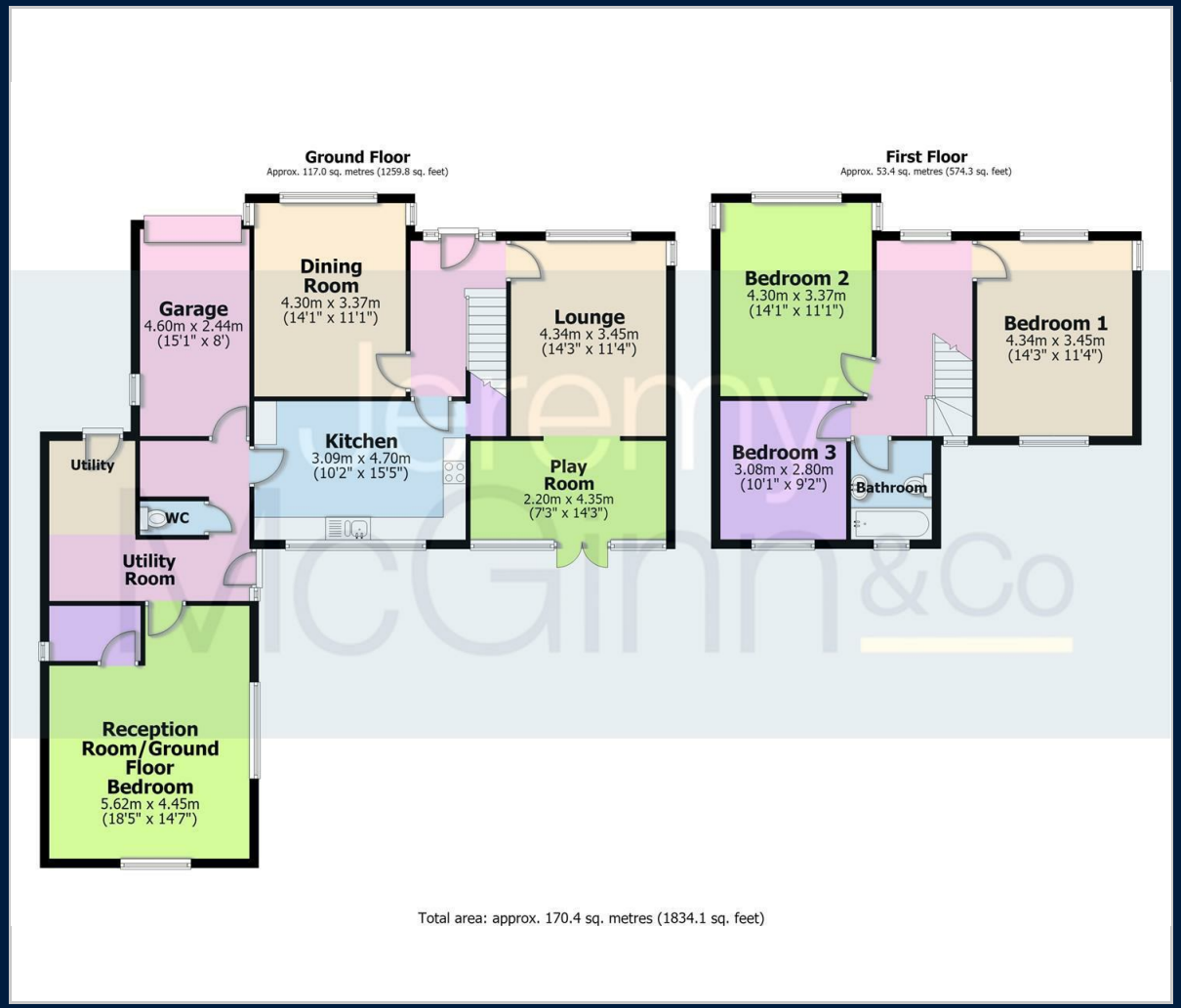
Without doubt, one of the property's outstanding features is the large rear garden. Predominantly laid to lawn, it provides a wonderful setting for family life whilst offering considerable potential for further extension or remodelling, subject of course to the necessary consents. Most importantly, the garden enjoys a beautiful open aspect directly onto the adjoining golf course, creating an increasingly rare sense of space and outlook.

We understand planning permission has been GRANTED for a further double storey side and rear extension, to create an open plan Kitchen Dining Family Room to the ground floor and two further bedrooms including a principal suite with walk-in dressing room to the first floor.

With its generous accommodation, substantial plot and enormous potential, this is a diminishing opportunity to secure a detached family home in one of Stratford upon Avon's most desirable locations and create something genuinely special.

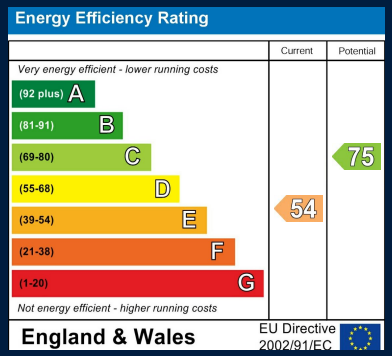
Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.

Floor Plan



Map

Energy Performance



Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

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Jeremy McGinn &Co

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