



Banbury Road,
Stratford upon Avon, CV37 7HY

Jeremy
McGinn & Co

Available at Offers Over £850,000

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Nestled on one of Stratford's most prestigious and sought-after residential roads, this impressive 1930's semi-detached home seamlessly combines timeless character with modern family living. The property is within easy walking distance of the historic town and has been thoughtfully extended and beautifully maintained to provide generous accommodation, perfectly suited to contemporary family life.

Approached via a spacious frontage with ample parking, the property is entered into a welcoming reception hallway. To the front, the snug living room enjoys a bay window that floods the space with natural light, complemented by an attractive fireplace providing a cosy focal point. To the rear, the home has been significantly enhanced by a superb double-storey extension that has transformed the ground floor into a stunning open-plan kitchen, dining and family area – the true heart of the home. This well-appointed space offers contemporary cabinetry, integrated appliances and a large central island with breakfast bar seating, ideal for both everyday and entertaining. The adjoining family area enjoys views and direct access onto the south-west facing rear garden through three sets of glazed doors, creating a wonderful flow between the indoor and outdoor space. A separate utility room, cloakroom and access to the garage add further practicality to the ground floor layout.



Upstairs, the property boasts five bedrooms, including two en suite bedrooms. The principal suite, positioned within the extended section of the home, is particularly impressive – a spacious double room with a stylish en suite bathroom and views over the garden. The remaining bedrooms are all of excellent size, offering flexibility for family use, home working or guest accommodation. A family bathroom completes the first-floor.

Externally, the property benefits from a delightful private rear garden – features a full-width patio seating area, neatly maintained lawn, well-stocked borders and summerhouse.

Money Laundering Regulations – Identification Checks

In line with 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.







Tax Band: E

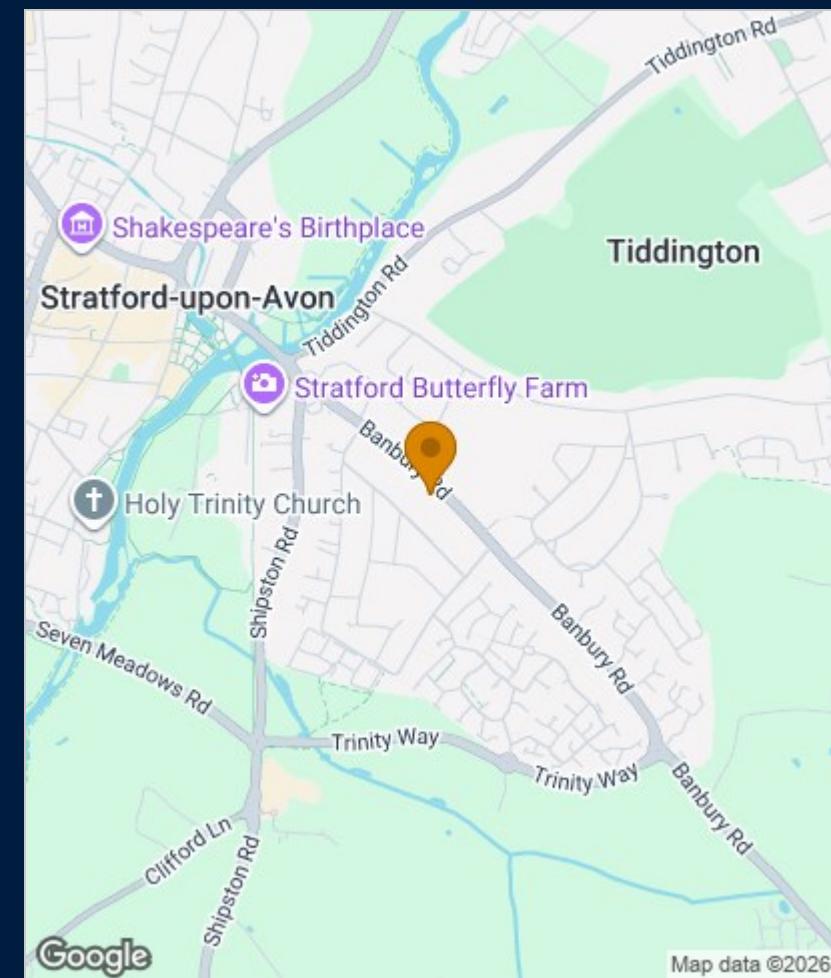
Council: Stratford District Council

Tenure: Freehold

Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities.

Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is within a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	76	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.