



Loxley Road,
Stratford-upon-Avon, CV37 7DT

Jeremy
McGinn & Co

Available at
Asking Price £680,000



A beautifully appointed and substantially extended traditional bay fronted semi-detached house, occupying a highly sought after position on Loxley Road and offering an exceptional combination of period character, contemporary style and outstanding family living space.

The property has undergone an extensive programme of improvement and extension, cleverly retaining the character and proportions of the original house whilst introducing a stylish contemporary finish. The result is a superb family home where considerable thought has clearly been given to both the quality and practicality of the accommodation.

Set behind a mature frontage, electric gates open onto a generous driveway providing parking for up to three cars, together with an EV charging point. The remaining section of the garage provides useful storage for bicycles, garden equipment and similar items.

The quality of the accommodation is immediately apparent upon entering the reception hall. To the front is a comfortable sitting room with an attractive bay window, providing a more intimate and versatile alternative to the spectacular open-plan living space extending across the full width of the rear of the house.

Undoubtedly the heartbeat of this wonderful home, this impressive space has been thoughtfully arranged into distinct yet seamlessly connected areas. The family area features a fitted log burner, whilst the central dining area has French doors opening directly onto the garden. Completing the room is a stunning contemporary fitted kitchen incorporating an extensive range of integrated appliances and bi-fold doors which create a superb connection between the house and garden.

Further practical accommodation includes a separate utility room with integrated fridge/freezer and a guest



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cloakroom/WC.

To the first floor are three excellent bedrooms together with a stylish family bathroom.





Tax Band: E

Council: Stratford on Avon District Council

Tenure: Freehold

The large rear garden is a particularly impressive feature of the property and provides a wonderful setting for both family life and entertaining. A composite deck provides an ideal outdoor seating and dining area, beyond which is an attractive Japanese-style garden leading onto extensive lawns. The garden enjoys a pleasant southerly aspect and an excellent degree of privacy, enhanced by an abundance of established shrubs, trees and mature screening.

A truly impressive family home in one of the area's most sought after locations, combining traditional character with beautifully executed contemporary living and a magnificent private garden. Viewing is essential to fully appreciate the quality, space and setting on offer.

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 with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

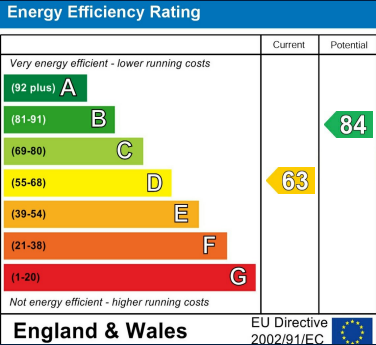
Floor Plan



Map



Energy Performance



Jeremy McGinn & Co

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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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