



# The Avenue , Bishopton

Stratford-Upon-Avon, CV37 0RH

Jeremy  
McGinn & Co 



# Available at Asking Price £785,000



A chance to acquire a beautifully presented five-bedroom detached family home, located within a private drive off The Avenue. Enjoying a most pleasant position within the development, Wilson House offers generous internal space and is has been immaculately maintained and thoughtfully updated in parts to offer a purchaser a truly turn-key home.

The welcoming central hallway, with beautiful hand laid herringbone flooring, provides access to all ground-floor rooms. The real heart of this home is the kitchen dining room boasting contemporary grey wall and base units, Miele integrated appliances including a fridge freezer, dishwasher, double oven and gas hob, as well as quartz worktops and Amtico flooring, with French doors leading to the garden. The spacious sitting room, centred around a feature fireplace, is filled with natural light with French doors also opening onto the rear garden. The ground floor also benefits from two further reception rooms, one currently used as a study, the other as a snug, as well as a useful utility room and a ground floor WC.

To the first floor, the principal bedroom enjoys garden views, built-in storage and a modern en-suite with large shower. The first floor also offers three further double bedrooms and a family bathroom, while the second floor provides an additional large double bedroom with its own en-suite—ideal for guests or older children.

Outside, the south-west facing rear garden is well established and a maintainable size. Enclosed by a beautiful exposed brick wall, the garden has been landscaped to offer mature planting, lawns, two patios and a private seating area tucked away to the rear of the garage. The front driveway offers parking for two cars, in addition to the detached double garage with electric up-and-over door and EV charging (available by separate negotiation).





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We understand there to be a fee of £320 per annum for the maintenance of the private road, in addition to a voluntary contribution to 'The Avenue'.







**Tax Band: G**

**Council: Stratford District Council**

**Tenure: Freehold**



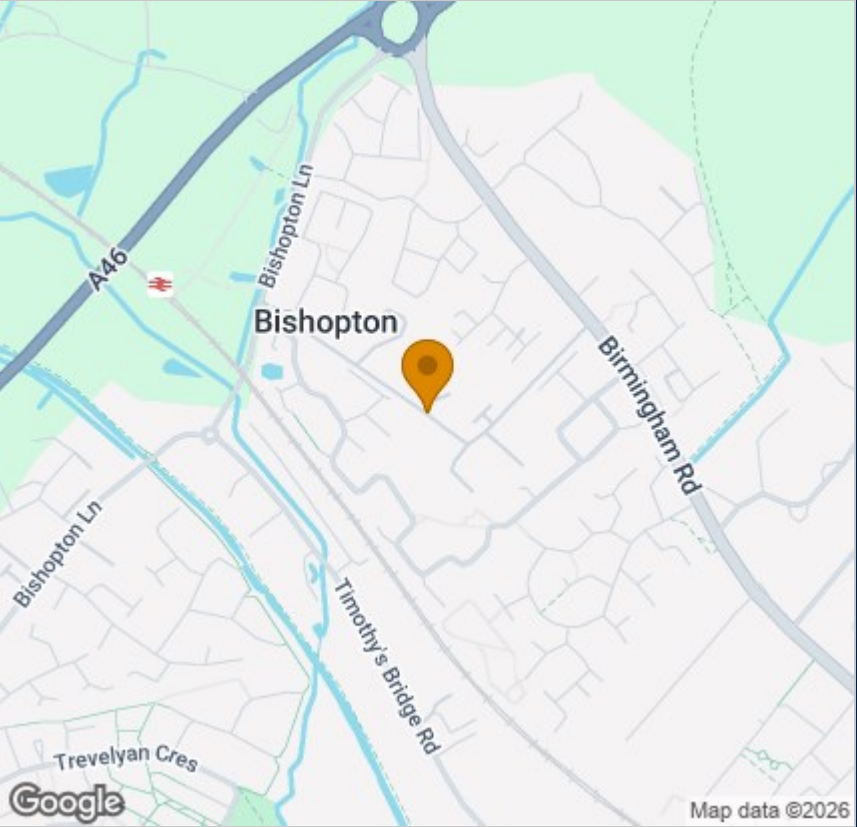
# Floor Plan



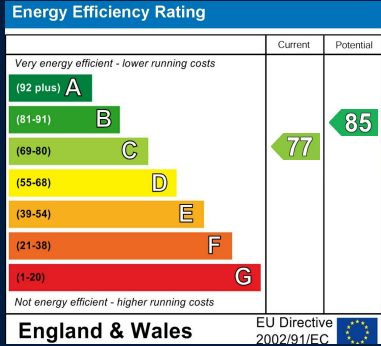
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# Map



# Energy Performance



Jeremy McGinn & Co