



**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**

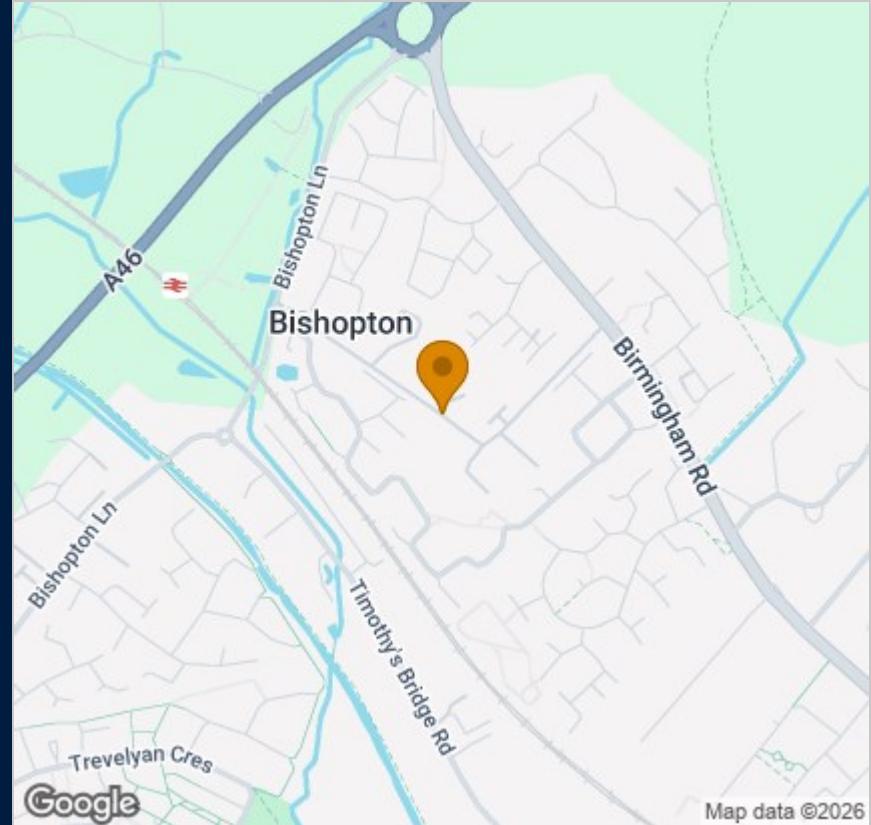
**Council: Stratford District Council**

**Tenure: Freehold**

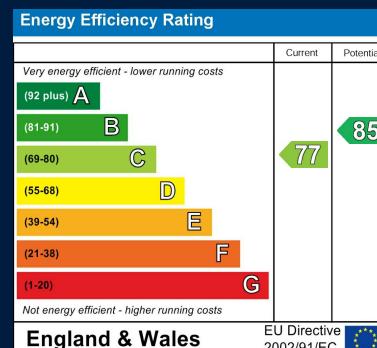
# Floor Plan



# Map



# Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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