



**St. Peters Way ,**  
Stratford-upon-Avon, CV37 0RU

Jeremy  
McGinn & Co 

# Offers Over £700,000



A chance to acquire a handsome, double-fronted family home, set within a peaceful location overlooking open green space. This exceptional four-bedroom family home offers modern living and versatile accommodation, arranged across three generously proportioned storeys and is within walking distance of Stratford town centre, local supermarkets, train station and schools.

The heart of the home is a stunning kitchen and dining room, thoughtfully designed for both everyday family life and entertaining; complete with breakfast island, integrated appliances and access to the garden room which offers an space to relax and enjoy views of the landscaped garden. There is also a spacious dual-aspect living room, study / second reception room, useful utility room and ground floor cloakroom.

To the first floor, there is a luxurious master bedroom boasting a dressing room and en-suite bathroom and a well-appointed guest bedroom, which also benefits from its own en-suite. The second floor houses two further double bedrooms and a modern shower room - providing versatile space, ideal for family or guests.

Outside, the private walled-garden has been beautifully landscaped to offer a spacious lawn, raised planted borders and a decked area; perfect for outdoor dining and relaxing. The property also benefits from a single garage (originally a tandem) with the rear having been converted into a home gym and a driveway with parking for 2-3 cars.





**Tax Band: G**

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

