



**Cedar Close ,**  
Stratford-upon-Avon, CV37 6UP

# Available at Offers In Excess Of £650,000



Tucked away at the end of a peaceful cul-de-sac, this split-level detached house offers a rare opportunity to create a bespoke family home within a short and level stroll of Stratford-upon-Avon town centre with its extensive range of shops, bars & restaurants along with the renowned Royal Shakespeare Theatre.

The accommodation is of generous proportions and arranged over split levels, providing a versatile and spacious layout with excellent scope for reconfiguration and modernisation. Now in need of updating throughout, the property presents an ideal opportunity for those seeking to create a stylish home tailored to their own tastes in an absolutely prime position

The accommodation benefits from gas central heating and comprises on the ground floor - Entrance Hall, Dining Room with vaulted ceiling, Breakfast Kitchen, Guest Cloaks/WC, Utility Room & original Garage part converted to Store. On the lower ground floor there is a large Living Room, Garden Room & Study/Bed 4 and on the first floor there is a spacious Master Bedroom with Dressing Area & Ensuite along with 2 further Double Bedrooms and Bathroom.

To the front, a huge driveway provides ample off-road parking for numerous vehicles whilst to the rear lies a large, mature garden offering a high degree of privacy and an attractive setting for outdoor entertaining or future landscaping.

Combining an enviable central yet quiet location with size, potential and outdoor space, this is a compelling opportunity for buyers looking to add value and create a substantial home in one of Stratford-upon-Avon's most sought-after areas.





**Tax Band: G**

**Council: Stratford District Council**

**Tenure: Freehold**

### Money Laundering Regulations – Identification Checks

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.

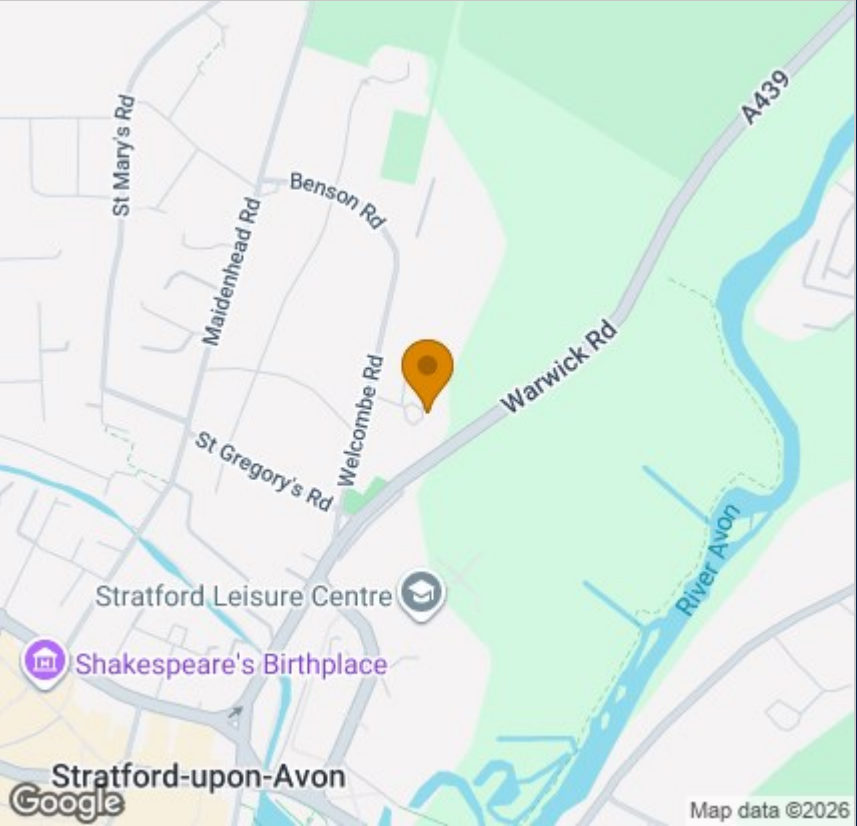
# Floor Plan



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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# Map



# Energy Performance

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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