



**Banbury Road,**  
Stratford-upon-Avon, CV37 7HW

Jeremy  
McGinn & Co

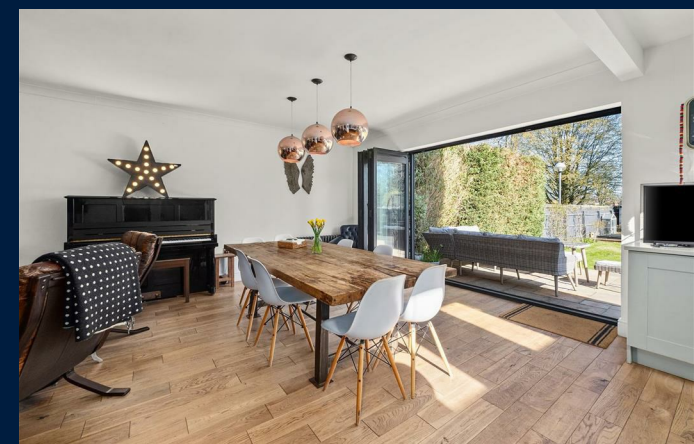
## Available at Offers Over £1,150,000



A rare chance to acquire a beautifully presented detached period home, situated on one of Stratford upon Avon's most sought-after roads, offering an exceptional blend of character and contemporary living. Ideally located within easy walking distance of the town centre and its excellent range of amenities.

Set back from the road behind a gravelled driveway and mature hedging, the home enjoys a high degree of privacy and an attractive approach. Internally, the property has been thoughtfully and substantially extended to create versatile accommodation, ideal for family living.

The ground floor retains much of its original charm, including feature fireplaces, while seamlessly incorporating modern design elements. There are two well-proportioned reception rooms, ideal for use as a study, playroom or cosy snug. A separate utility room adds practicality, while the heart of the home is the stunning kitchen dining family room. This impressive space features a part-vaulted ceiling with Velux windows, flooding the room with natural light and bi-folding doors that open onto the rear terrace, creating a wonderful



indoor-outdoor flow.

To the first floor are four generous bedrooms. The two principal bedrooms benefit from stylish ensuite shower rooms, while the third bedroom enjoys direct access to the family bathroom, forming a convenient Jack & Jill arrangement. The family bathroom itself is beautifully appointed, featuring a freestanding bath and separate walk-in shower. The fourth bedroom is also a double, offering flexibility for guests or family.

The second floor provides two further double bedrooms, making an ideal space for teenagers or as guest accommodation. Outside, the rear garden is a standout feature of the property, offering a generous and private setting. A patio terrace adjoins the house, leading onto expansive lawns, with a garden shed and an additional terrace perfectly positioned to enjoy the evening sun—an ideal space for relaxing or entertaining.



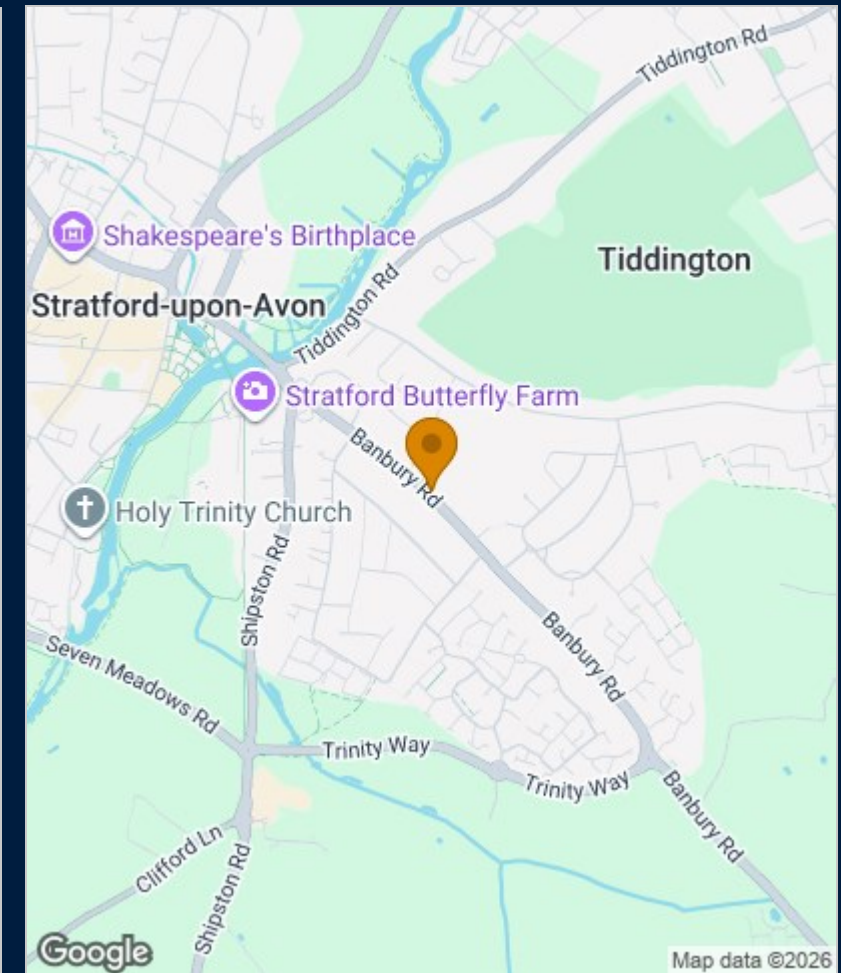
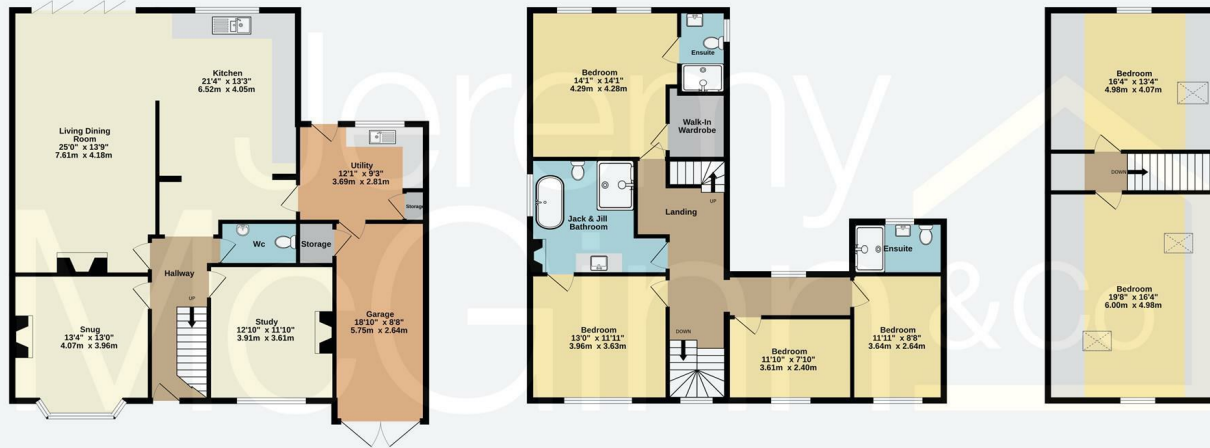




- **Council Tax Band:** G
- **Local Authority:** Stratford District Council
- **Property Tenure:** Freehold
- **EPC Rating:** C

Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.





## 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 69      | 78        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |