



Slingates Road ,
Stratford-upon-Avon, CV37 6ST

Jeremy
McGinn & Co

Available at Offers Over £400,000



A chance to acquire a simply stunning and beautifully presented home, that has been thoughtfully and comprehensively renovated throughout to create an exceptional family home, that perfectly balances style, comfort and practicality. Incredibly deceptive from the front, the property opens up to reveal impressively spacious accommodation, finished to a consistently high standard.

The ground floor has been carefully configured to suit modern family living, entered into a spacious and inviting entrance hall, with beautiful porcelain floor tiles. The stunning through living room provides an elegant yet inviting space, centred around a contemporary log burner, adding both warmth and character. A separate dining room offers a refined setting for formal dining, while the comprehensively fitted breakfast kitchen provides a stylish yet practical space for everyday family living.

An additional reception room offers excellent versatility and would be ideal as a study or playroom. A utility cloakroom completes the ground floor, enhancing the practicality of the property.

Upstairs, the property continues to impress with four generous DOUBLE bedrooms, including a beautifully appointed principal suite with a sleek en-suite shower room. The remaining bedrooms, two of which benefit from fitted wardrobes, are served by a modern family bathroom.

Outside, the private rear garden has been attractively landscaped to create a manageable yet inviting outdoor space, ideal for relaxing and entertaining. To the front, off-road parking for two to three vehicles.

The property occupies a highly desirable location, within comfortable walking distance of Stratford upon Avon town centre and the nearby Welcombe Hills, offering wonderful



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opportunities for scenic walks, while a range of local amenities are close at hand, including two primary schools, a local shop, and main road links - making this an ideal setting for families or down-sizers wanting the practicalities this home has to offer.





Tax Band: C

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.

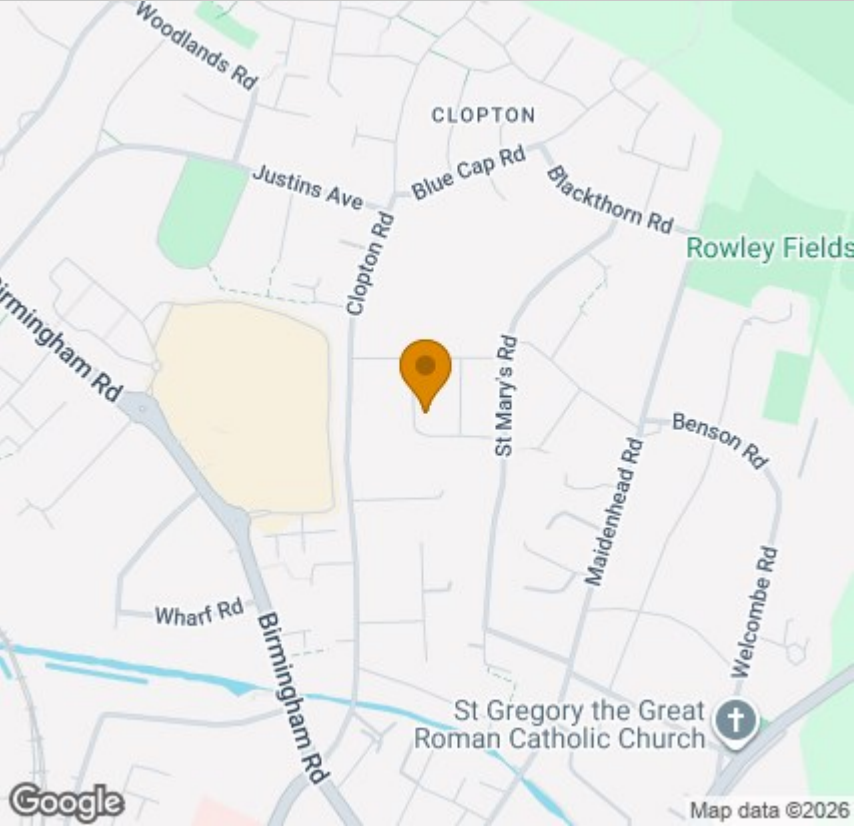
Floor Plan



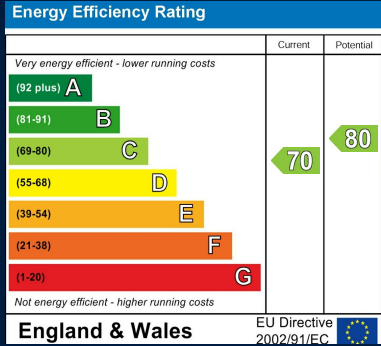
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Map



Energy Performance



Jeremy McGinn & Co