



**Marsh Lane,**  
Stratford-upon-Avon, CV37 0RY

Jeremy  
McGinn & Co 

Available at  
Offers Over £700,000



Tucked away in a peaceful and highly desirable position fronting onto The Avenue on the north side of Stratford-upon-Avon, this handsome double-fronted detached residence offers an exceptional combination of generous family living space, versatile accommodation and outstanding convenience. The property enjoys an enviable location providing easy access to the A46, Stratford Parkway Station, the Maybird Shopping Centre and the historic town centre itself, making it ideally suited for commuters and families alike.

Without doubt, this is a superb family home offering spacious, well-planned accommodation extending over three floors. Benefiting from gas-fired central heating and uPVC double glazing throughout, the property has been thoughtfully designed to provide flexible living space for modern family life.

The welcoming reception hall creates an impressive first impression and leads to a guest cloakroom/WC, an elegant through lounge enjoying excellent natural light, a separate formal dining room, and a well-appointed breakfast kitchen fitted with an excellent range of units and integrated appliances. A separate utility room provides additional practicality with direct access to the driveway.

To the first floor, the spacious landing serves a superb principal bedroom complete with built-in wardrobes and a full en-suite bathroom. A generous guest bedroom also benefits from built-in wardrobes and an en-suite shower room, whilst a well-appointed family bathroom completes this level.

The second floor offers two further impressive double bedrooms, each featuring built-in wardrobes and served by a further family bathroom, creating an ideal space for older children, guests or those working from home.

Outside, there is a pretty walled garden which is mainly laid to lawn, with a paved terrace and mature planting. The property

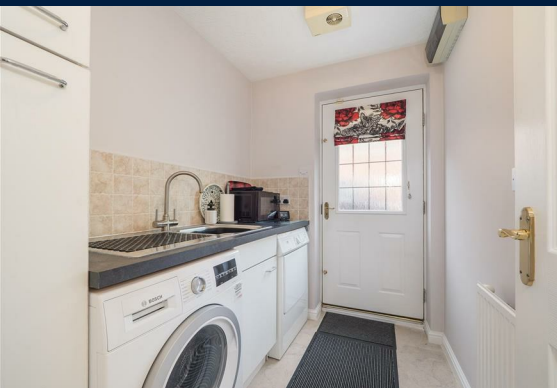


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also benefits from a TANDEM garage and off road parking for 2-3 vehicles.





**Tax Band: G**

**Council: Stratford District Council**

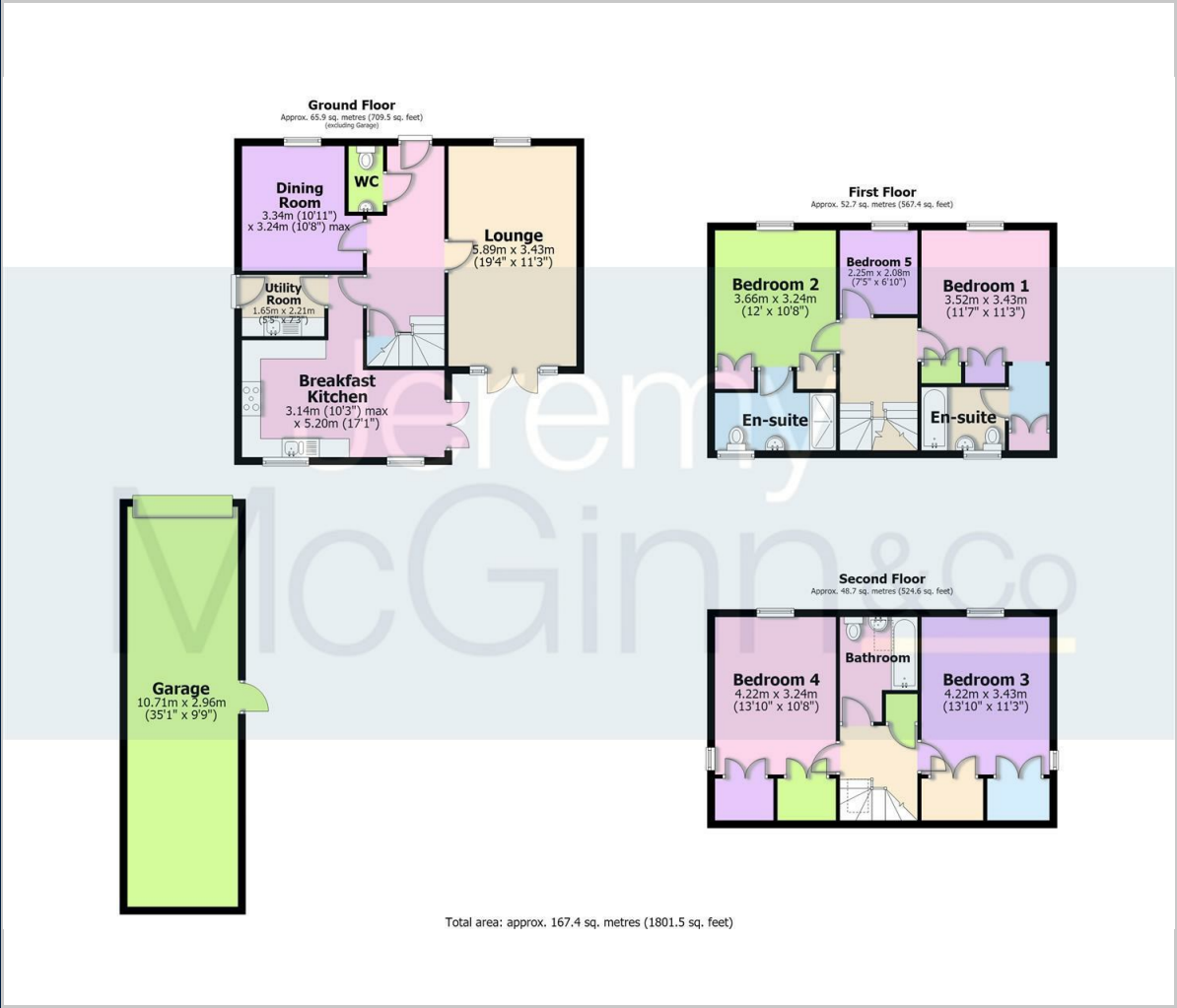
**Tenure: Freehold**

Externally, the property enjoys a private, enclosed walled rear garden designed for both relaxation and entertaining, with a paved terrace leading onto a shaped lawn. A particular feature is the direct access from the garden into the substantial double garage, which is complemented by a double-width driveway providing ample off-road parking.

Offering an enviable location, generous proportions and versatile accommodation throughout, this is a rare opportunity to acquire a substantial detached family home in one of Stratford-upon-Avon's most convenient and desirable residential settings.

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.

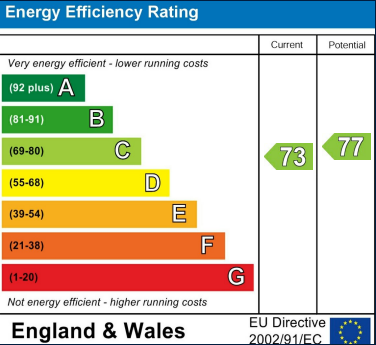
# Floor Plan



# Map



# Energy Performance



Jeremy McGinn & Co

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## 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.

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