



The Fordway , Lower Quinton
Stratford-upon-Avon, CV37 8QP

Asking Price £495,000



A really handsome double fronted detached house overlooking the green on this popular residential development in the village of Lower Quinton. The village sits in the shadow of Meon Hill and is ideally located for easy access to Stratford upon Avon and The Cotswolds whilst most day to day needs are well catered for within the village including a school (Ofsted Good), shop/post office, pub & medical centre.

The house itself has been sympathetically extended and offers excellent family accommodation presented in good order throughout with electric central heating and uPVC double glazing - Reception Hall, Guest Cloaks/WC, Study/Snug, Living Room, Dining Room, Fitted Breakfast Kitchen inc integrated appliances, Utility Room, Landing. Main Bedroom with Ensuite, 3 Further Bedrooms & Family Bathroom.

To the rear of the property there are 2 garages with electric doors and a very pleasant landscaped garden with large terrace and gated access to both side and rear.





Tax Band: E

Council: Stratford on Avon 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.

GROUND FLOOR

Living Room
19'8" x 11'5"
6.00m x 3.49m

Dining Room
16'5" x 8'7"
5.01m x 2.60m

Kitchen
15'5" x 11'6"
4.70m x 3.50m

Family Room
11'6" x 10'10"
3.50m x 3.30m

Hallway

Storage

UP

Wc

1ST FLOOR

Bedroom
11'5" x 10'10"
3.49m x 3.30m

Bedroom
14'9" x 11'6"
4.50m x 3.55m

Bedroom
11'5" x 8'10"
3.50m x 2.70m

Bathroom

En-suite

Landing

DOWN

Wardrobe

Wardrobe

Wardrobe

A/C

A map showing the location of Meon Medical Centre. The map features a central area labeled 'Meon Medical Centre' with a building icon. A red pin is placed on 'Main Rd' just north of the medical centre. 'Main Rd' runs horizontally across the middle of the map. 'Campden Rd' runs vertically on the left side, intersecting 'Main Rd'. The map is surrounded by green areas representing fields or parks. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Jeremy McGinn & Co

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
Tel: 01789 868168 Email: stratford@jeremymcginin.com www.jeremymcginin.com