



# The Chalet, Bordon Hill

Stratford-upon-Avon, CV37 9RX

Jeremy  
McGinn & Co 

## Available at Offers Over £500,000



A chance to acquire a delightful detached bungalow, enjoying a tucked away and private position at the top of Bordon Hill, within walking distance of Stratford Town Centre. Access to the property is currently obtained through the adjoining car sales garage but once you pass the entrance gates and walled surround, it has little impact on the property day to day.

The bungalow is offered for sale with the benefit of no onward chain and the internal accommodation briefly comprises; enclosed entrance porch, spacious inner hallway, generous Living Dining Room with central log burner and bi-folding door out on to the rear garden, Kitchen Breakfast Room with fitted oak wall and base units and Aga, Utility space and WC. The Bedrooms are all very good sized double rooms, with the Main Bedroom benefitting from an En-Suite Bathroom with freestanding bath, walk-in shower, WC and wash basin and a further refitted modern Shower Room

In addition, there is also further accommodation that the current owners use as utility, office and first floor storage space but has been used previously as an annex. The space would be ideal for teenagers accommodation or as a holiday let opportunity, accessed either independently from a door to the rear or an interconnecting door from the main house.

To the front of the property there is a private block-paved driveway providing off-road parking for several vehicles the detached double garage with pitched roof offering excellent storage space.

Outside to the rear, the private garden is an absolute delight; with an extensive lawned area, mature planting, patio, covered seating area and access down both sides of the property.





**Tax Band: E**

**Council:** Stratford District Council

**Tenure:** Freehold

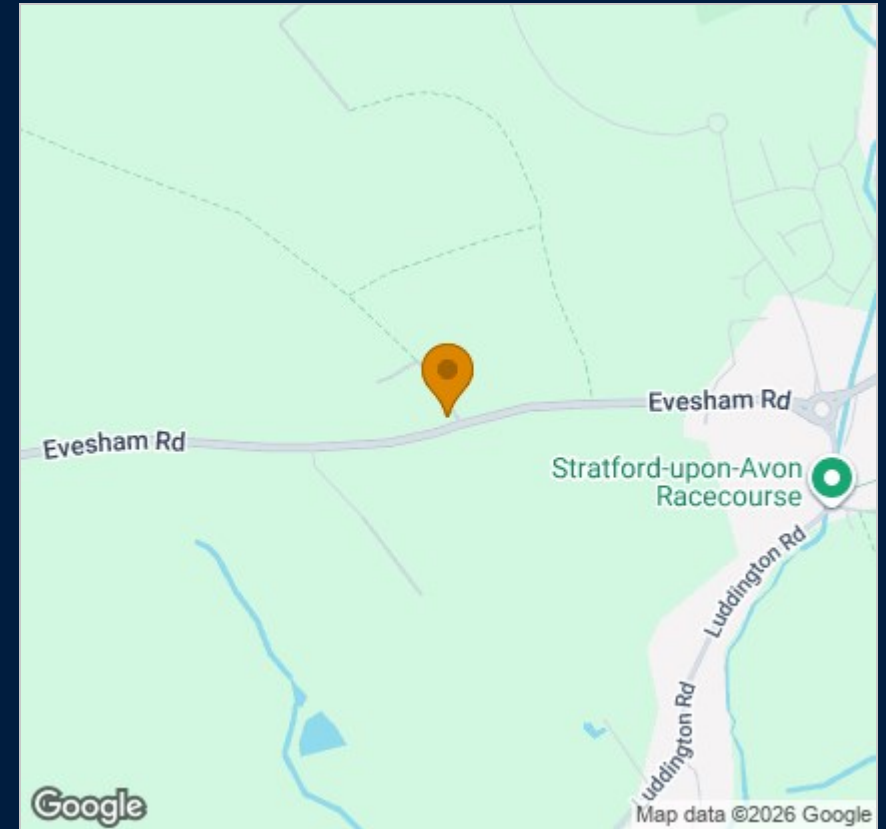
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools 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.

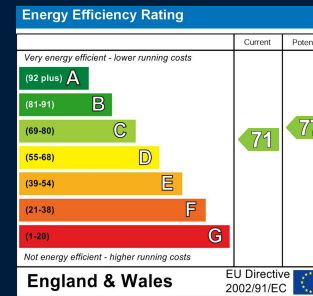
# Floor Plan



# Map



# Energy Performance



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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