



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

Jeremy  
McGinn & Co 

## Available at Asking Price £695,000



Situated on the ever-popular Banbury Road and within easy walking distance of Stratford upon Avon town centre, this beautifully extended 1930s semi-detached family home offers generous and versatile accommodation throughout, combining attractive period character with modern family living.

Set back from the road behind a spacious driveway providing parking for 3–4 vehicles, the property is entered via a welcoming entrance hallway. To the front is a cosy snug living room, complete with a warming log burner, creating the perfect retreat.

To the rear of the property is the real heart of the home – a superb open-plan kitchen, dining and family room. Featuring a second log burner, a comprehensive range of wall and base units, integrated appliances and a central island, this impressive space is ideal for both everyday family life and entertaining. Bi-folding doors stretch across the rear, opening seamlessly onto the garden.

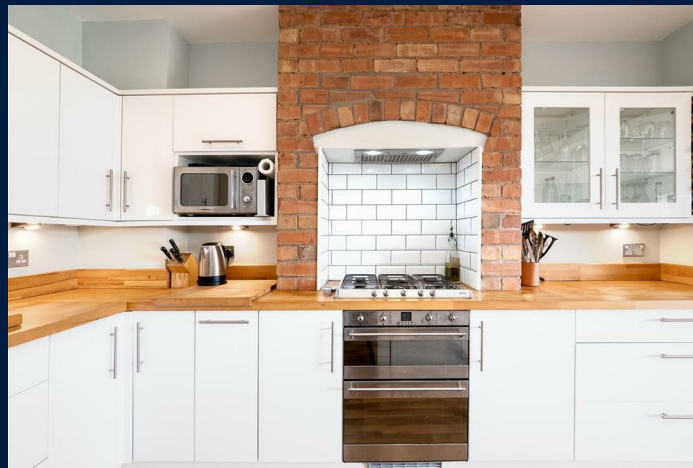
In addition, there is a separate utility room with side access, particularly useful for dog owners or muddy boots, together with a ground floor WC.

Upstairs, the property offers an excellent arrangement of bedrooms, including a principal bedroom with en suite shower room, a further guest bedroom also benefiting from its own en suite, two additional bedrooms and a family bathroom.

A loft room has also been adapted to create a useful home office space, with scope for further development, subject to the necessary consents.

Outside, the rear garden is well designed for both relaxation and entertaining, featuring a raised decked seating area, a generous lawn and an additional terrace.

Throughout, the property retains much of its original charm, blended thoughtfully with the space and specification expected of a contemporary family home.





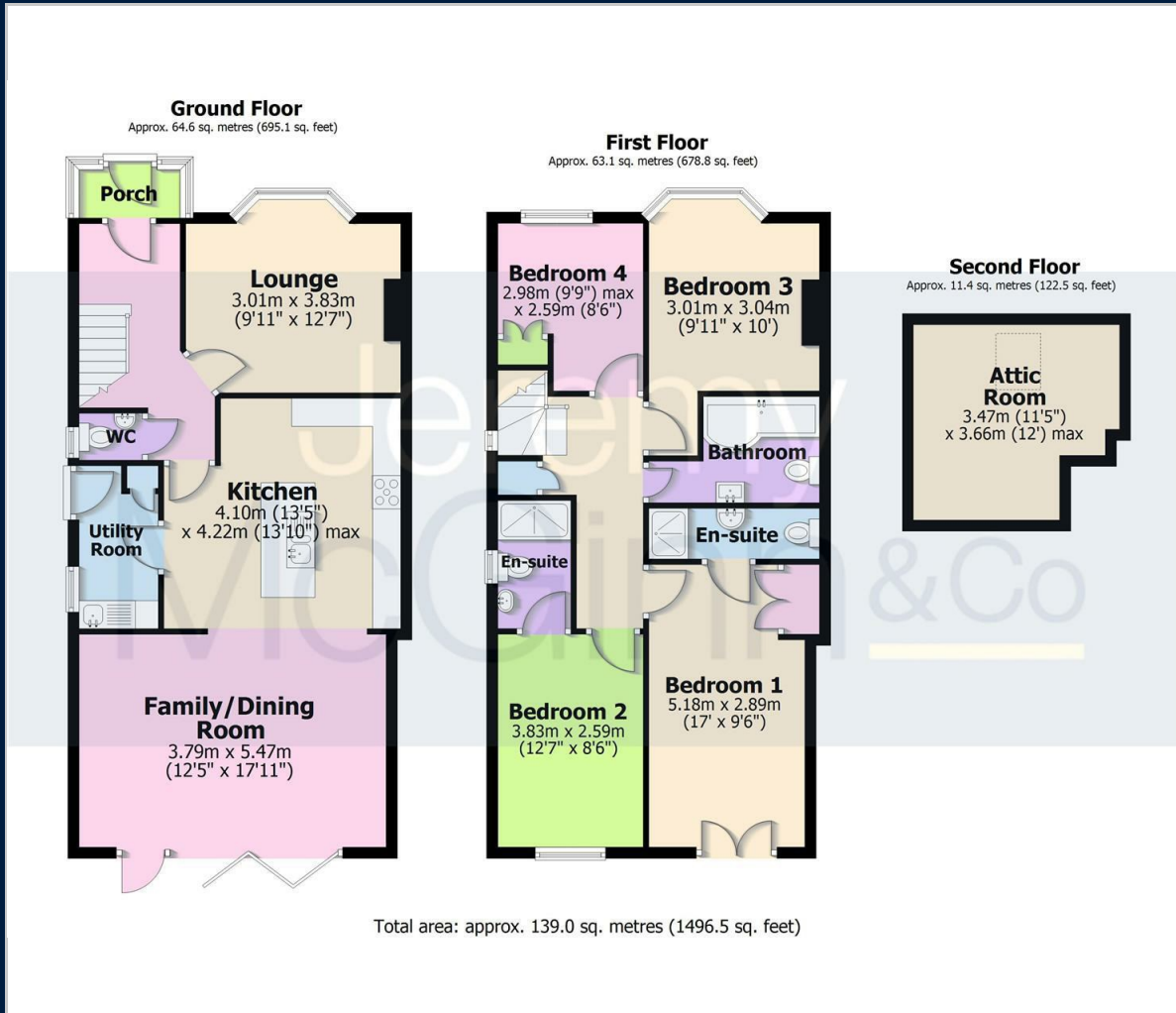
**Tax Band: D**

**Council: Stratford on Avon DC**

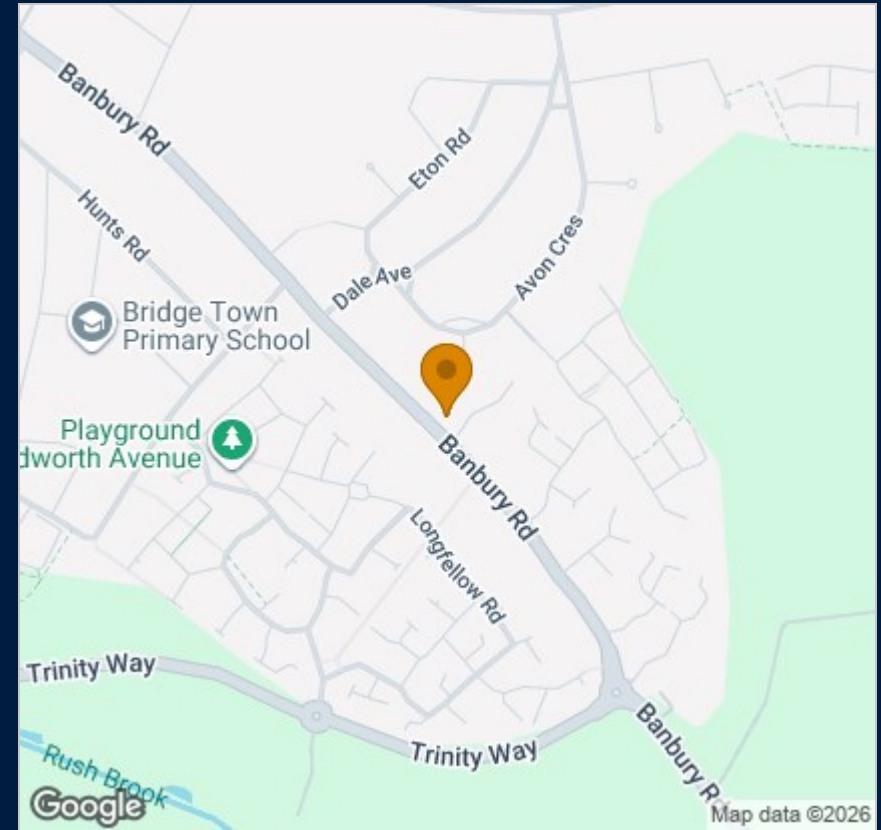
**Tenure: Freehold**

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.

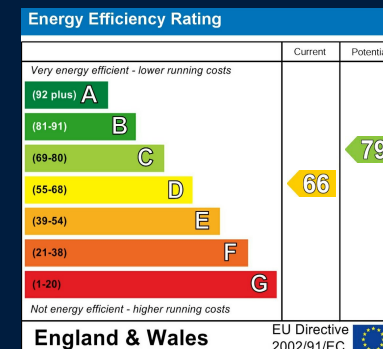
# Floor Plan



# Map



# Energy Performance



Jeremy McGinn & Co

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.

## Money Laundering Regulations – Identification Checks

In line with 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.

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