



Loxley Road,
Stratford-upon-Avon, CV37 7DP

Jeremy
McGinn & Co 

Available at Offers In Excess Of £700,000



OPEN VIEWING SATURDAY JULY 4th 1.30 - 3.00 - Call to book a viewing slot.

A rare opportunity to acquire a highly individual 1920s dormer-style detached residence, occupying a prime position on the ever-popular Loxley Road, just a few minutes' walk from Stratford-upon-Avon's thriving town centre. The property enjoys immediate access to an excellent range of amenities including the world-renowned Royal Shakespeare Theatre, together with an extensive selection of independent shops, cafés, bars and restaurants.

Offering immense character and exceptional potential, this charming home provides substantial scope for further modernisation, reconfiguration and extension, subject to the necessary planning consents, creating a wonderful opportunity for purchasers wishing to create a bespoke family home in one of the town's most sought-after residential locations.

The property is approached via a generous in-and-out driveway providing ample off-road parking and leading to the attached garage. Internally, the spacious accommodation benefits from gas-fired central heating and comprises an inviting reception hall, an attractive sitting room featuring a corner bay window, a superb principal living room with impressive inglenook fireplace, separate dining room and fitted kitchen. A useful side passage/utility area provides access to the garage and offers excellent additional storage and practical space.

To the first floor are three generously proportioned bedrooms, together with a former first-floor kitchen offering excellent potential to create a fourth bedroom, home office or additional bathroom suite if required. A family bathroom completes the accommodation.

Outside, the property enjoys mature and private rear gardens,

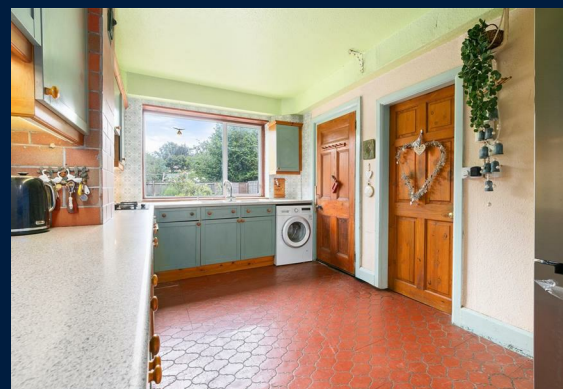


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featuring a large paved terrace ideal for outdoor entertaining, a generous lawn and well-stocked flower and shrub borders, creating an attractive and peaceful setting. There is a 4 KW solar system.





Tax Band: G

Council: Stratford on Avon District Council

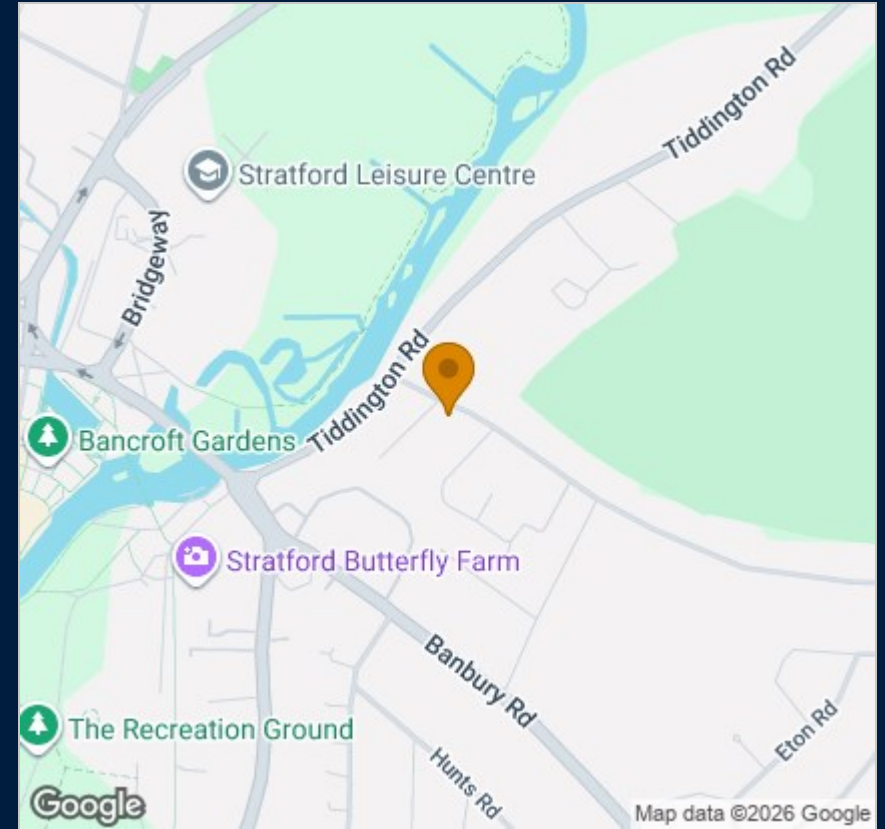
Tenure: Freehold

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 the 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

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



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.

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