



18 Saxon Close

Stratford-upon-Avon, CV37 7DX

Jeremy
McGinn & Co 

Available at Offers Over £550,000



Tucked away within a quiet cul-de-sac in one of Stratford's most desirable residential locations, south of the River Avon and just a pleasant 10-minute walk from the town centre, this detached home offers versatile living space in a wonderfully convenient setting.

The ground floor is thoughtfully arranged and ideal for modern family life. A welcoming living room provides a comfortable place to relax, while the separate dining room is perfect for family dining. The kitchen/breakfast room forms the heart of the home, complimented by a useful utility room, dedicated study and an integral garage offering excellent storage or further potential.

To the first floor, there are three well-proportioned bedrooms and two bathrooms. One of the bathrooms has been created from a former bedroom and could easily be reinstated if additional sleeping accommodation is required. Alternatively, either bathroom offers the potential to be reconfigured as an en-suite, allowing buyers the flexibility to tailor the layout to their needs.

Outside, the property enjoys a private, low-maintenance garden, ideal for both relaxing and entertaining. A particular highlight is the fabulous garden office, complete with light and power—perfect for home working, a studio, or a peaceful retreat away from the main house. To the front of the property, there is driveway parking for 2-3 cars.





Tax Band: F

Council: Stratford District Council

Tenure: Freehold

Stratford-upon-Avon is renowned as the region's cultural centre and is home of The Royal Shakespeare Company. There are a number of quality restaurants, public houses and dining pubs with excellent reputations in the town, which are within walking distance of the property. Stratford Racecourse is within very easy walking distance of the property. The amenities of Shotton Village are also on your doorstep with Anne Hathaway's Cottage (William Shakespeare's wife's house), village hall, The Bell public house, primary school and Shotton Girls Grammar School. Stratford-upon-Avon has a great range of state, grammar and private schools, including the Boys' Grammar School, Stratford Prep School and The Croft Prep School. There are excellent shopping and leisure facilities in Stratford-upon-Avon, Warwick and Leamington Spa.

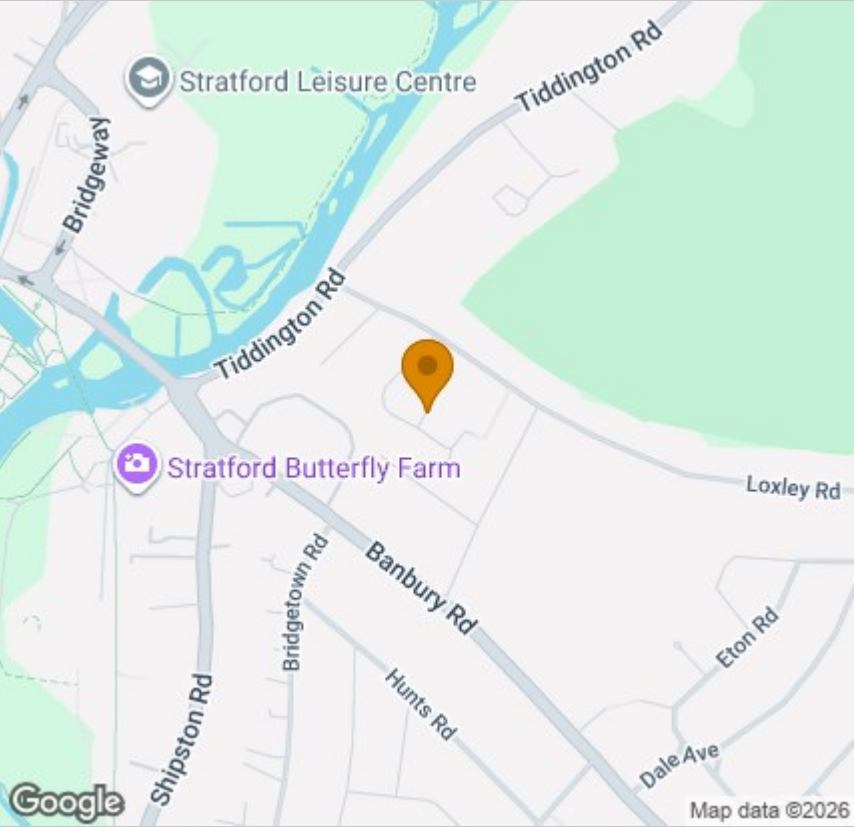
Floor Plan



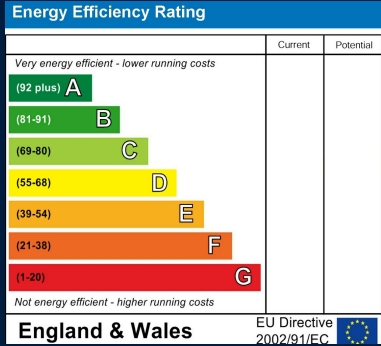
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Map



Energy Performance



Jeremy McGinn & Co