



Jeremy
McGinn & Co
For Sale
01799 880100
jeremymcginn.com

Dale Avenue,
Stratford-upon-Avon, CV37 7EW

Jeremy
McGinn & Co

Available at
Asking Price £925,000



A rare opportunity to acquire a substantial detached bungalow occupying an enviable corner plot within one of Stratford-upon-Avon's most highly regarded residential locations on the sought-after south side of the River Avon.

Extensively remodelled and significantly enhanced by the current owners, this exceptional home offers beautifully appointed accommodation throughout, combining contemporary styling with impressive energy efficiency. Benefiting from an air source heat pump and double glazing, the property enjoys remarkably low running costs while providing comfortable and sustainable modern living.

The accommodation is immaculately presented and begins with an enclosed entrance porch leading into a generous reception hall with useful built-in storage. Undoubtedly the centrepiece of the home is the stunning open-plan kitchen/dining room, expertly designed to create a superb sociable living space. Comprehensively fitted with an extensive range of quality cabinetry, the kitchen features granite work surfaces, a large central island, pantry & a range of integrated Bosch appliances. Bi-fold doors open onto a delightful section of the garden, seamlessly connecting indoor and outdoor living. A separate utility room provides additional practicality and offers internal access to the good-sized garage.

The impressive living room is flooded with natural light and offers exceptional proportions, featuring a fitted log-burning stove and an attractive square bay window complete with built-in window seat. Further versatile living space is provided by a peaceful garden room/conservatory positioned on the south side of the property, enjoying delightful garden views and direct access to the outside.

The principal bedroom is a spacious retreat, benefiting from built-in wardrobes and a luxurious en-suite bathroom featuring a freestanding bath. There is also a generous guest double bedroom together with a third bedroom, which would equally serve as an ideal home office or study.





Tax Band: F

Council: Stratford District Council

Tenure: Freehold

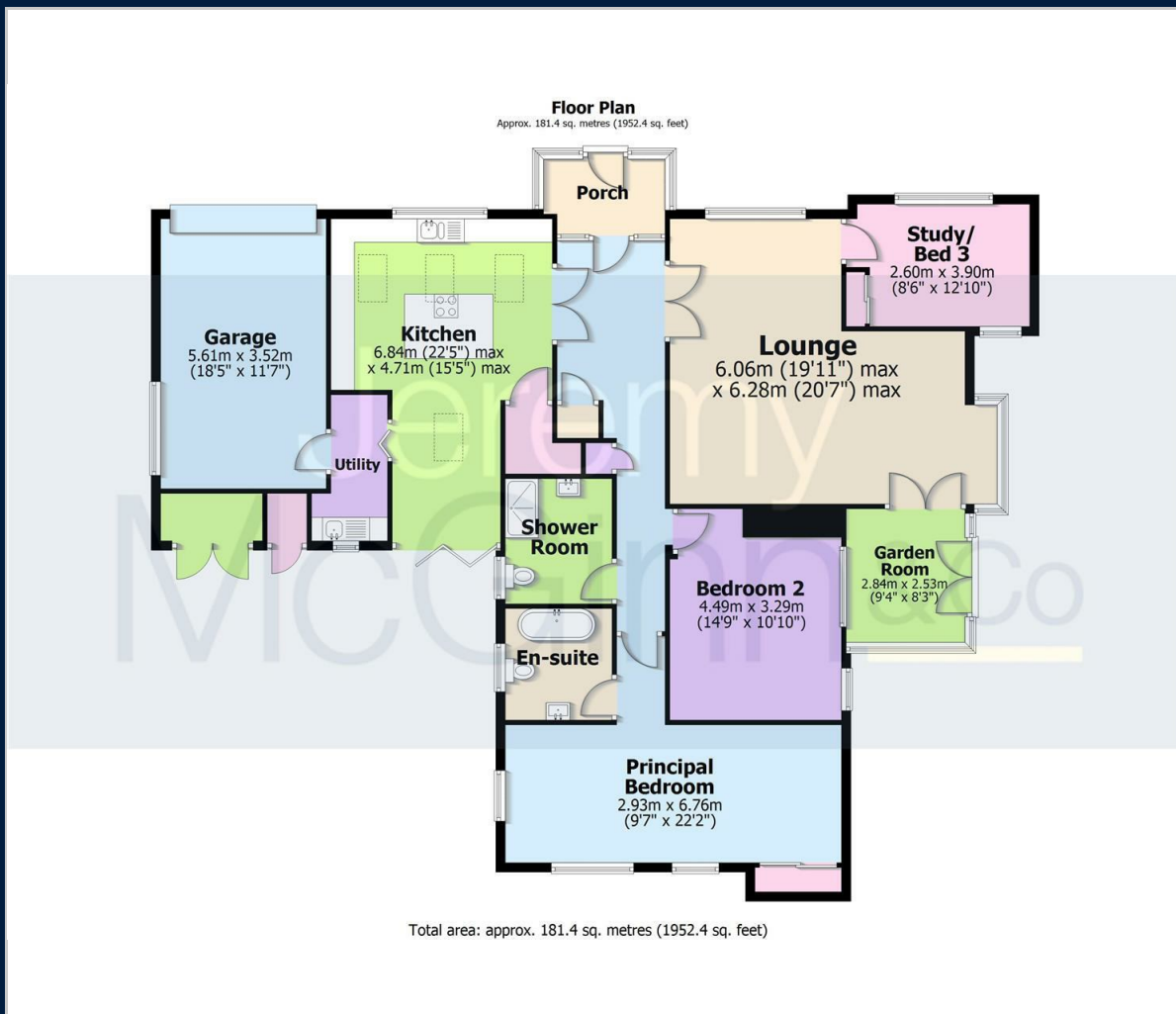
A beautifully appointed shower room completes the accommodation.

To the front, the property is set behind a large gravel driveway providing ample parking for numerous vehicles. The rear gardens have been thoughtfully landscaped to create a private and attractive outdoor environment, incorporating excellent entertaining areas and a variety of seating spaces from which to enjoy the surroundings.

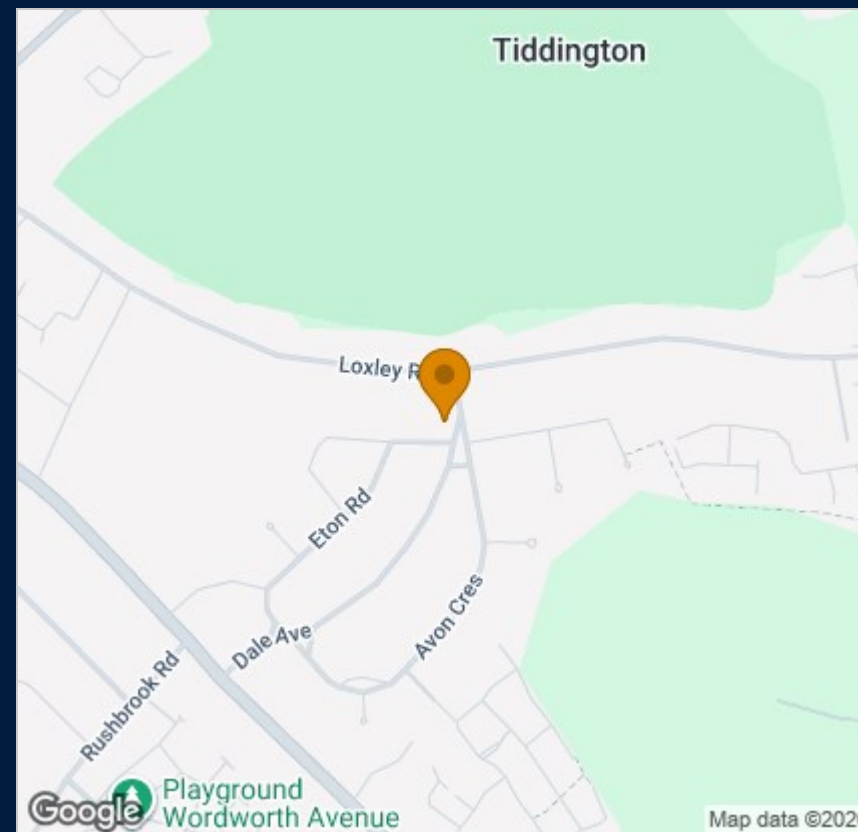
This is an outstanding bungalow of considerable quality and style, offering spacious, energy-efficient accommodation in a highly desirable location close to the excellent amenities, riverside walks and attractions for which Stratford-upon-Avon is renowned.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

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