



Elgin Gardens,
Stratford-upon-Avon, CV37 7BG

Jeremy
McGinn & Co 

**Available at
Guide Price £825,000**



Situated on a small and highly desirable development just off the prestigious Tiddington Road on the southern side of Stratford upon Avon, this substantial double-fronted detached family home enjoys an enviable position within easy walking distance of the town centre, schools, theatre and Stratford Golf Club.

The property offers spacious and versatile accommodation arranged over three floors. A central entrance hallway provides access to a generous dual-aspect living room, creating a bright and welcoming living space. The dining area flows seamlessly through to the fitted kitchen, ideal for both family life and entertaining. To the rear, a superb garden room spans the full width of the property, providing additional reception space with pleasant views over the garden. A utility room and guest cloakroom/WC complete the ground floor accommodation.

On the first floor, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room. Bedroom two benefits from access to a Jack and Jill style bathroom, which can also be accessed from the landing. The second floor provides two further bedrooms together with an additional family bathroom, making the layout particularly well suited to larger families or those requiring dedicated guest or home-working space.

Outside, the property enjoys a private and enclosed rear garden featuring a paved terrace, ideal for outdoor dining and entertaining, alongside a lawned area. Personnel access leads directly into the double garage, which has driveway parking in front.

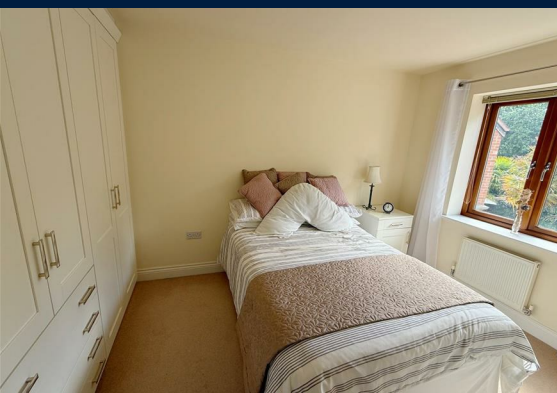




Tax Band: G

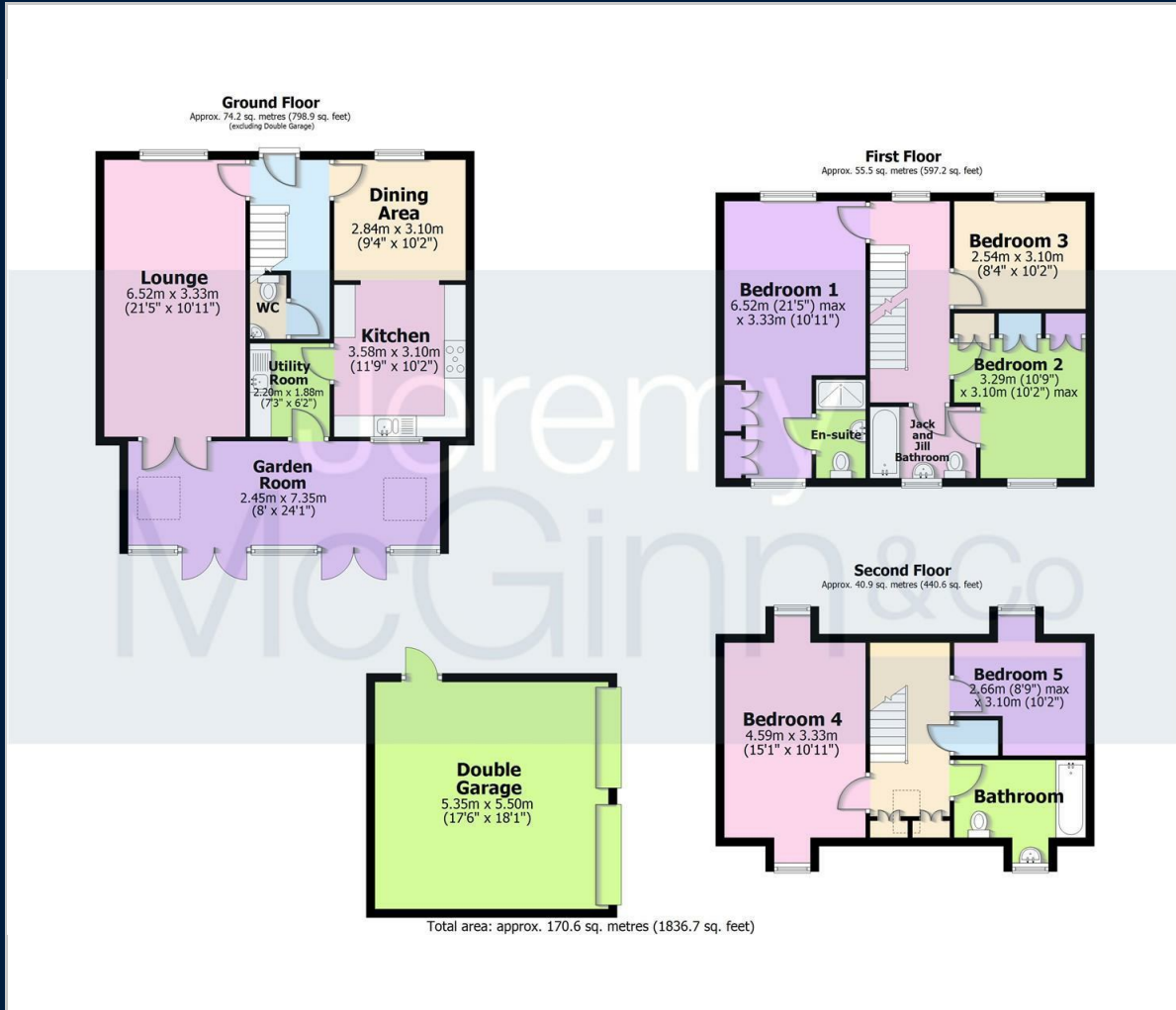
Council: Stratford District Council

Tenure: Freehold

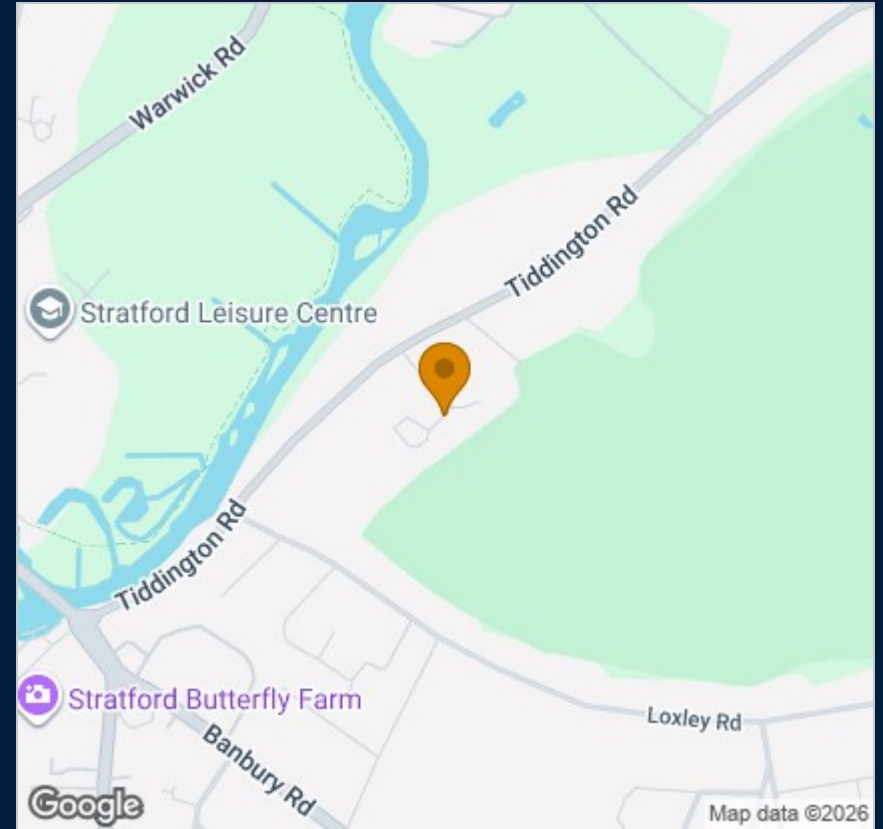


Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	82
EU Directive 2002/91/EC			



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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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