



Monument Way,
Stratford-upon-Avon, CV37 6YA

Jeremy
McGinn & Co 

Available at
Offers Over £600,000



A substantial detached family home occupying a truly enviable position at the foot of the picturesque Welcombe Hills, while remaining within easy reach of the excellent amenities of the Town Centre.

This impressive property offers well-proportioned and versatile accommodation throughout, benefitting from gas central heating and double glazing. The ground floor comprises an enclosed porch leading into a welcoming reception hall, guest cloakroom/WC, and a useful study—ideal for home working. There is a generous living room, perfect for family relaxation, alongside a separate dining room for formal entertaining. A delightful conservatory extension provides additional living space with views over the garden. The spacious breakfast kitchen is well-appointed with integrated appliances and granite work surfaces, complemented by a practical utility room.

To the first floor, the main bedroom enjoys the advantage of an ensuite shower room. There are three further well-sized bedrooms and a family bathroom, making the layout ideal for growing families.

Externally, the property is set behind a generous driveway providing ample off-road parking and access to a double garage. Gated side access leads to beautifully maintained, well-stocked mature rear gardens, offering a high degree of privacy and an excellent outdoor space for both relaxation and entertaining.

This is a rare opportunity to acquire a superb family home in a highly sought-after location combining countryside charm with town convenience.





Tax Band: F

Council: Stratford on Avon District Council

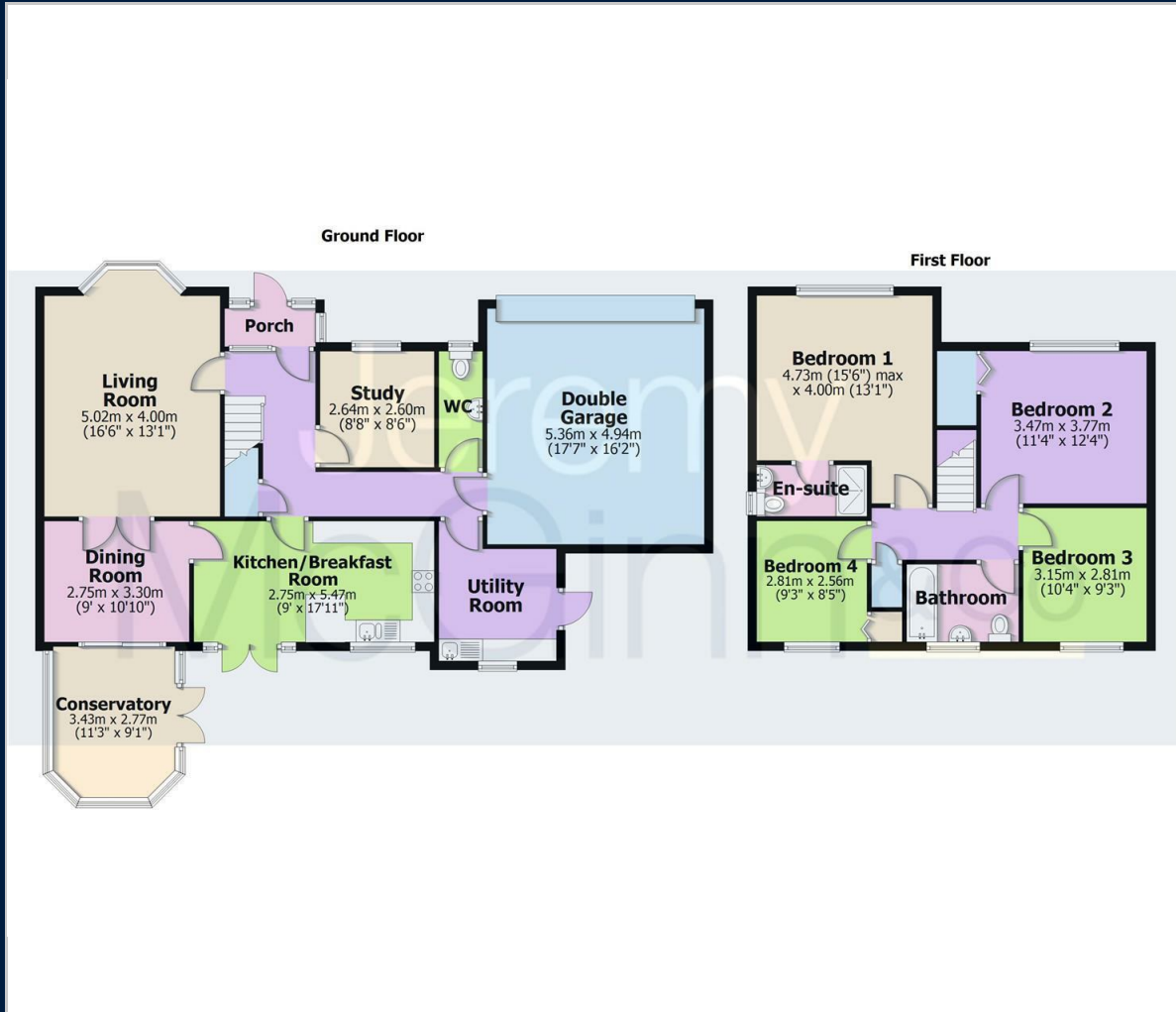
Tenure: Freehold



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.



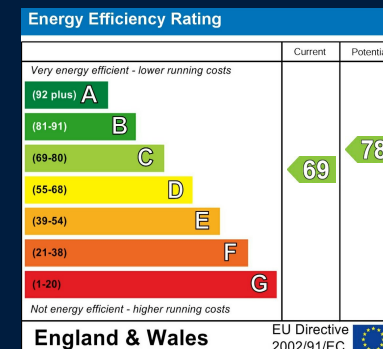
Floor Plan



Map



Energy Performance



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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