



The Garden House  
20 Avenue Road, Stratford-upon-Avon





# A detached four bedroom family home in an **extremely desirable location** close to the Welcombe Hills.

## Distances

Stratford-upon-Avon town centre 0.6 mile, Warwick 9 miles, Warwick Parkway Station (Intercity trains to London Marylebone from 69 mins), M40 (J15) 8 miles, Leamington Spa 12 miles, Chipping Campden 12 miles, Birmingham International Airport 23 miles (All distances and time are approximate)

## Situation

Avenue Road is one of the prime residential roads in Stratford-upon-Avon, a quiet and leafy area close to the Welcombe Hills and the town centre. Stratford-upon-Avon is renowned as the region's cultural centre and in the town there is a wide range of shopping, recreational facilities, quality restaurants, public houses and gastro pubs all within walking distance.



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Single

EPC

C

**Tenure**

Freehold

**Local Authority**

Stratford on Avon District Council

**Council Tax**

Band H





The area is well served by schools including The Croft Prep School, King Edward VI Grammar School for Boys, Shottery Grammar School for Girls and Stratford High School. Warwick and Leamington Spa are also nearby and provide additional shopping facilities and schools.

For the commuter, the M40 is easily accessible and there are regular trains from Warwick Parkway and Stratford-upon-Avon, to both Birmingham and London.

## The property

Situated in a cul-de-sac at the top of one of the best-regarded roads in Stratford-upon-Avon, The Garden House is located just moments from the Welcombe Hills and approximately half a mile from the town centre.

Constructed in 2001, the house has spacious accommodation arranged over two floors plus a large boarded loft room spanning across the whole of the house.

The front door opens into the entrance hallway with reception rooms leading off and a guest cloakroom.





The drawing room has a front aspect, bay window and storage cupboard. The generous kitchen/dining/family room has a front to rear aspect and suits modern day living.

The kitchen area overlooking the front of the property and the dining/family room has French doors opening to the garden and a log burner. Double doors open from the family area into a conservatory, where there is access to the garden. The sitting room has a log burner and can be accessed from the hallway or conservatory.





Upstairs, the principal bedroom is generous in size and has three sets of double fitted wardrobes and an en suite shower room.

Bedroom two has access to a Jack and Jill bathroom, which is shared with bedroom four.

Bedroom three has built-in wardrobes and an en suite shower room.

Bedroom four mirrors the drawing room and has a bay window and front aspect.





A large loft room gives a buyer a blank canvas, as there is scope to create additional bedrooms or a large principal suite. A more formal staircase would be required but there is space for this from the landing.







Outside, the south-east facing garden is mainly laid to lawn with a patio stretching the width of the house. There is gated access around one side of the property.

The property has wrought iron gates which open onto a driveway with space for a couple of cars to park, and access to the garage. The garage is larger than a single with an up and over door, and at the back of the garage there are doors opening onto the garden.



**Approximate Gross Internal Floor Area**

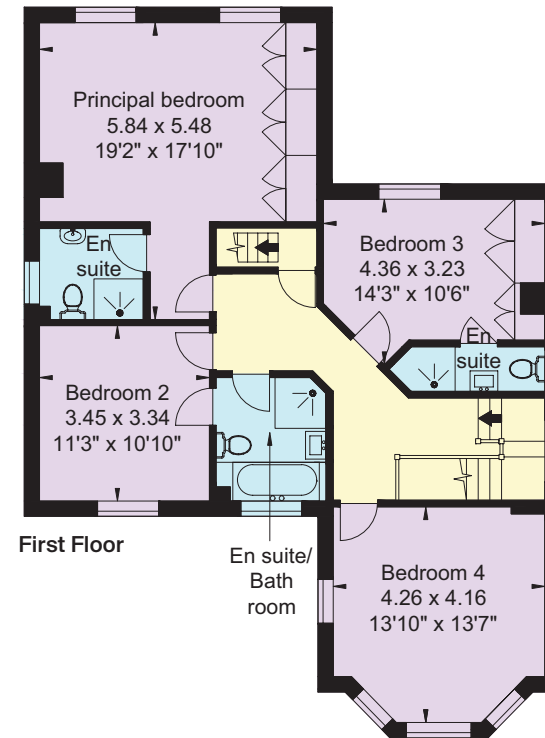
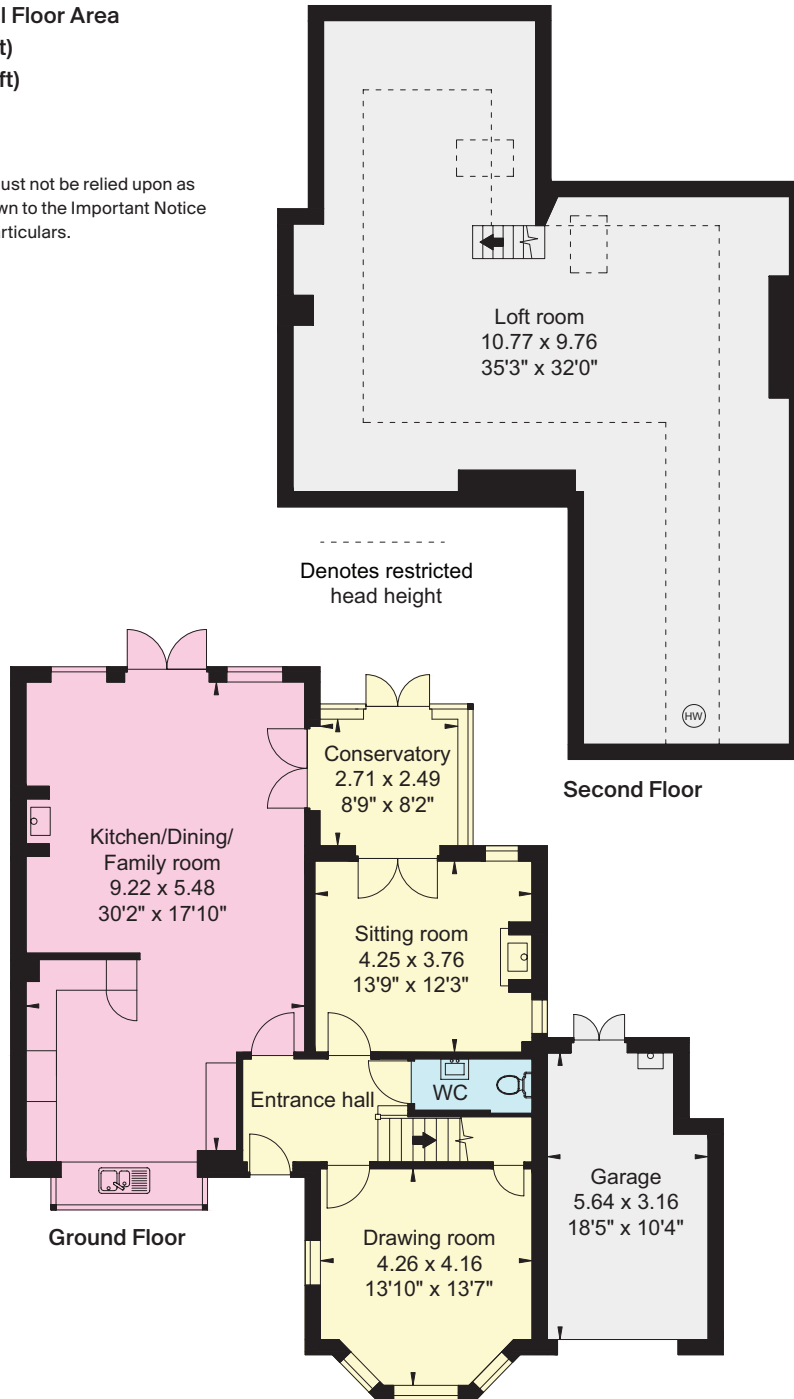
House: 201 sq m (2,165 sq ft)

Loft room: 91 sq m (980 sq ft)

Garage: 17 sq m (183 sq ft)

inc. restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



## Services

All mains services are connected to the property. Gas-fired central heating.

## Directions (CV37 6UW)

**What3words:** ///trail.intervals.brand

## Viewing

By prior appointment only with the agents.

**Knight Frank Stratford-upon-Avon**  
Bridgeway House, Bridgeway  
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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 04 December 2024  
Our reference: STR012117378

## The Garden House, 20 Avenue Road, Stratford-upon-Avon, CV37 6UW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,100,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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