



The Corner House, Manor Road, Stratford-upon-Avon





A detached four bedroom family home in a **popular residential area**, just south of the river in Stratford-upon-Avon.

Distances

Stratford-upon-Avon town centre is 0.5 miles, Warwick 9 miles, Warwick Parkway Station (trains to London Marylebone from 69 mins), M40 (J15) 9 miles, Leamington Spa 12 miles, Birmingham International Airport 27 miles (All distances and time are approximate).

Situation

Situated in a sought-after residential area just south of the River Avon, The Corner House offers the perfect blend of convenience and charm. A short stroll brings you to the heart of Stratford-upon-Avon, where you'll find an array of shopping outlets, recreational amenities, and a leisure centre complex with a swimming pool.

There is an abundance of quality dining options nearby, including celebrated restaurants, welcoming public houses, and renowned gastro pubs—all within a short walk of the house.



Tenure
Freehold

Local Authority
Stratford on Avon District Council

Council Tax
Band G





Families will appreciate the area's exceptional educational choices, including The Croft Prep School, King Edward Grammar School for Boys, Shotton Grammar School for Girls, and Stratford High School. For additional options, Warwick and Leamington Spa are just a short drive away, offering further schooling and shopping opportunities.

Commuters are well catered for, with easy access to the M40 and convenient train services. Stratford train station is within walking distance, while Warwick Parkway and Banbury stations provide frequent connections to Birmingham and London.

The property

Just a short stroll from Stratford-upon-Avon town centre, The Corner House is a four bedroom family home offering spacious living, modern amenities, and the convenience of a single integral garage plus additional gated driveway parking.

Step through the front door into a welcoming entrance hallway, complete with a guest cloakroom, coat cupboard, and a staircase leading to the first floor. To the left, the drawing room features a charming bay window overlooking the front garden, flooding the space with natural light.





Glazed double doors connect seamlessly to the dining room, an ideal space for entertaining, with direct access to the garden. For added versatility, there is a generous garden room, a perfect retreat for relaxing, adjacent to the bright conservatory, which offers space for casual dining with access to the beautifully maintained garden. At the heart of the home, the kitchen/ breakfast room has tiled flooring and integrated appliances, including a Rangemaster cooker, dishwasher, and fridge. Adjacent is a useful utility and a downstairs cloakroom.

Additional ground-floor features include a convenient study off the hallway and a snug, tucked away beside the utility room—a creative conversion from one of the garages.

The principal bedroom is a standout with a front aspect, an en suite shower room with dual basins, and a walk-in dressing area. Bedroom two is a spacious double with fitted wardrobes, while the two additional bedrooms—one with built-in wardrobes—share a well-appointed family bathroom.



Approximate Gross Internal Floor Area

House: 218 sq m (2,347 sq ft)

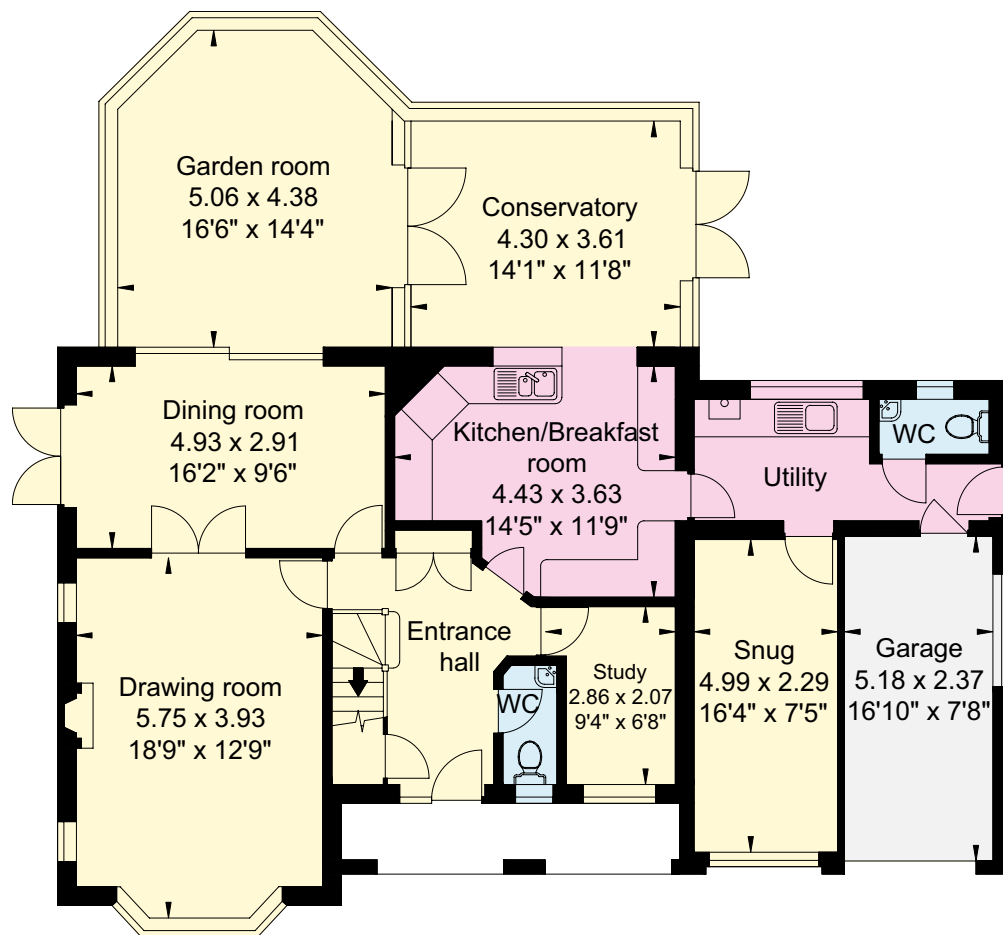
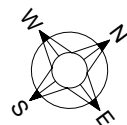
Garage: 12 sq m (132 sq ft)

Total: 230 sq m (2,479 sq ft)

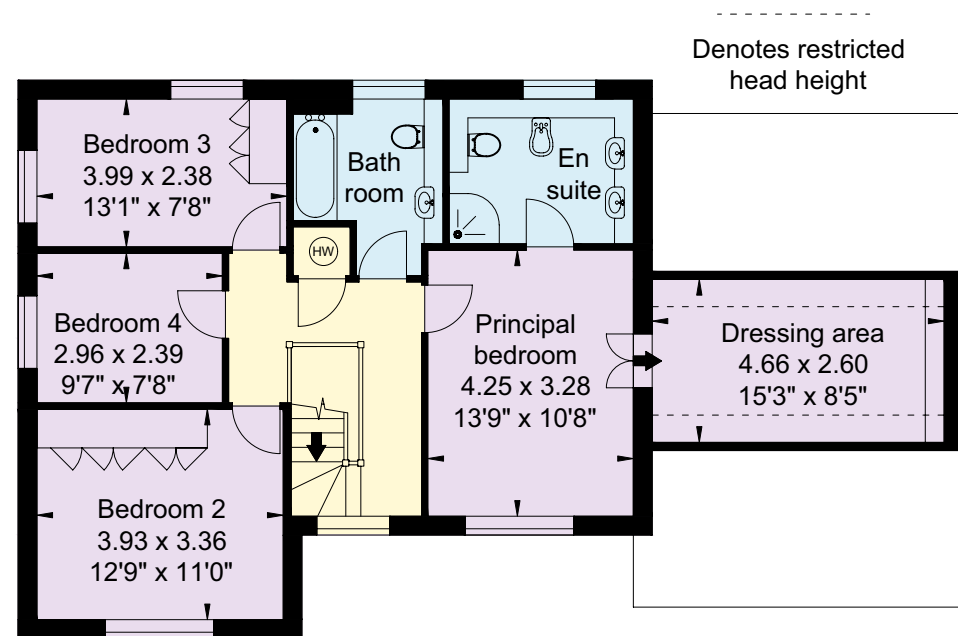
inc. restricted head height

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



Ground Floor



First Floor



The northwest-facing garden is private and mainly laid to lawn, framed by mature trees and hedging. With a wrap-around lawn and paved terraces, it's perfect for al fresco dining, gardening, or simply enjoying the outdoors.

To the front of the house, the gated driveway offers ample parking, complementing the integral garage.

Services

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

Directions (CV37 7EA)

What3words: ///rang.habit.shuts

Viewing

By prior appointment only with the agents.

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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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Particulars dated December 2024. Photographs and videos dated November 2024.

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Date: 21 January 2025
Our reference: STR012436331

The Corner House, Manor Road, Stratford-upon-Avon, CV37 7EA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £850,000.

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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We'd love to help you.

Yours faithfully



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