



129 Shipston Road, Stratford-upon-Avon





A detached four bedroom family home close to Stratford-upon-Avon town centre.

Distances

Stratford upon Avon town centre 0.7 mile, M40 (J15) 7.4 miles, Warwick 9 miles, Warwick Parkway Station 9.6 miles, Chipping Campden 11 miles, Leamington Spa 12 miles, Birmingham International Airport 24 miles (All distances and times are approximate)

Situation

129 Shipston Road is located at the far end of the Shipston Road, just moments from Waitrose and the Tramway, which provides pedestrian access into Stratford-upon-Avon town centre and the recreational ground with river walks, play area, tennis, rowing and cricket.

Stratford-upon-Avon is the region's cultural centre and the home of the Royal Shakespeare Company. In the town, there is a wide range of shopping and recreational facilities as well as a leisure centre and swimming pool. There are many quality restaurants, public houses and gastro pubs with excellent reputations, all within easy walking distance.



4



3



3



Double



EPC

C

Tenure

Freehold

Local Authority

Stratford on Avon District Council

Council Tax

Band G



Warwick and Leamington Spa are also nearby and provide additional shopping facilities and schooling. The area is well served by schools, including The Croft Prep School, King Edward Grammar School for Boys, Shotton Grammar School for Girls and Stratford High School. For the commuter, the M40 is easily accessible, and there are direct trains from Stratford to Birmingham and regular trains from Warwick Parkway to both Birmingham and London.

The property

129 Shipston Road is an excellent, detached family home situated near the tramway footpath, giving easy access to the town centre. The beautifully presented accommodation suits modern day living and has spacious accommodation arranged over two floors.

The front door opens into a covered porch with entrance hallway beyond. The entrance hallway has wood flooring, guest cloakroom, staircase rising to the first floor and a useful understairs cupboard. The sitting room has a front aspect, wood burner and a rear door giving access onto the decked balcony. The playroom/snug/home office has a dual aspect, sliding doors to the decked balcony and a generous storage cupboard.

An impressive open plan kitchen/dining/family room has two sets of large sliding doors opening to the balcony/decked area, with garden beyond.





The kitchen features a stone tiled floor with underfloor heating, a woodburning stove and a central island. Integrated appliances include a Quooker hot water tap, dishwasher, fridge/freezer, gas hob and range oven.

The utility room is located off the kitchen and has space and plumbing for a washing machine and tumble dryer.

Upstairs, the principal bedroom is generous in size, with two sets of built in wardrobes and a good-sized en suite shower room with large walk-in shower. Bedroom two has an en suite shower room and the two further double bedrooms share the family bathrooms.



Gardens and grounds

The rear west-facing garden is incredibly private and has a large raised decked balcony with iron railings which stretches the width of the house. Steps lead down to the lawned garden with a patio, garden shed and stocked borders.

At the front of the property, the in and out driveway has parking for several cars. There is a double garage with electric door and located off the garage is an extremely useful storeroom/workshop which also has access to the garden. In the garage there is a useful boarded roof space which has ladder access and could be converted into an office if required.

Services

All mains services are connected to the property. Gas fired central heating. Brand new boiler.

Directions (CV37 7LW)

What3words: ///mock.jobs.cracks

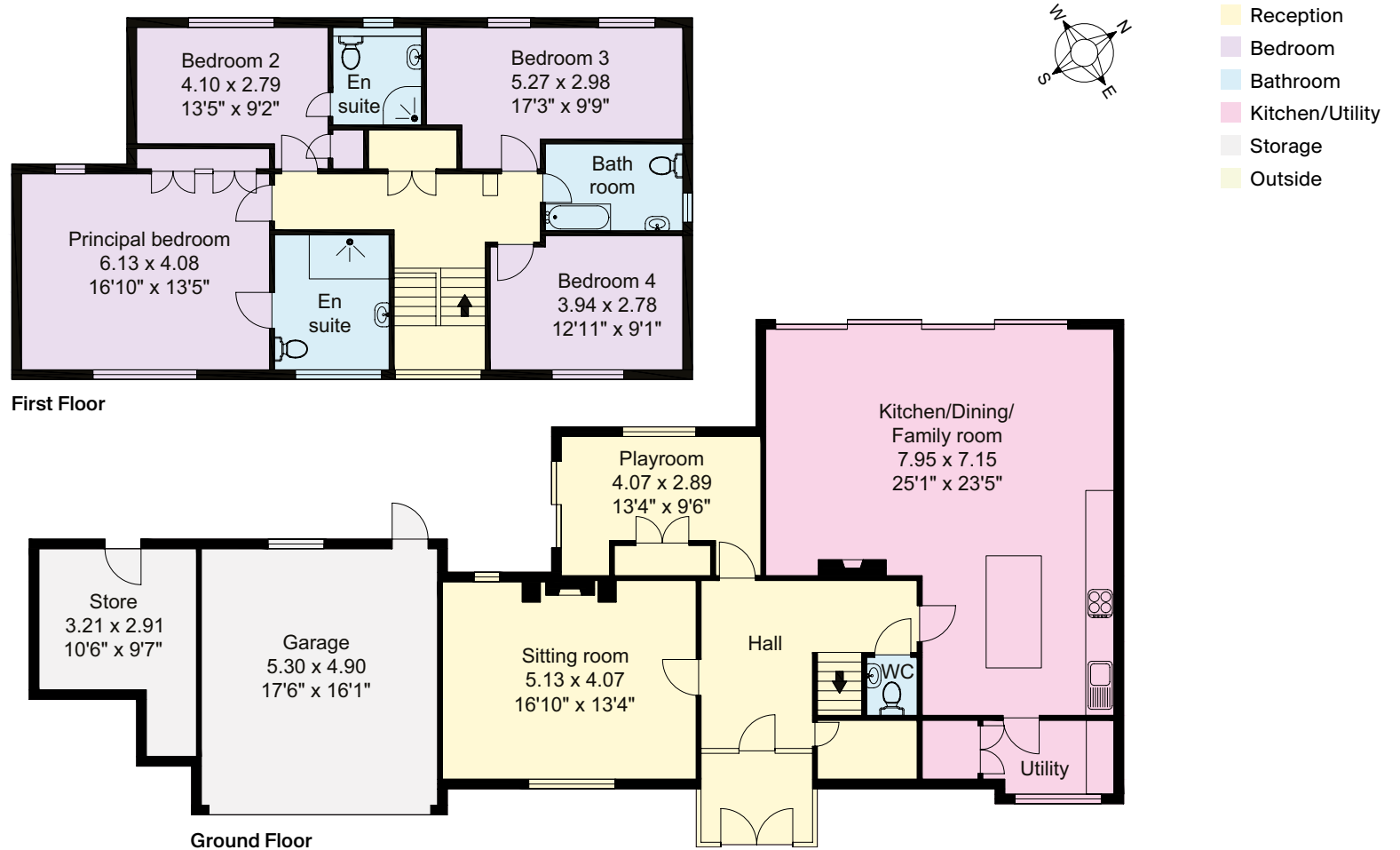
Viewing

By prior appointment only with the agents.



Approximate Gross Internal Floor Area
235 sq m (2,528 sq ft)

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.



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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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Particulars dated April 2024. Photographs and videos dated April 2024.

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Date: 12 April 2024
Our reference: STR012478154

129 Shipston Road, Stratford-upon-Avon, CV37 7LW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £995,000.

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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V4.2 Feb 24