








69 EVESHAM ROAD

Stratford upon Avon, Warwickshire



A SPACIOUS AND BEAUTIFULLY PRESENTED HOME

This semi-detached property benefits from well-appointed rooms, a landscaped garden and a shared driveway with off-road parking to the front and the rear

			EPC
4	3	2	B
			

Local Authority: Stratford-on-Avon District Council

Council Tax band: E

Tenure: Freehold



THE PROPERTY

69 Evesham Road is a beautifully presented, semi-detached property within walking distance of Stratford-upon-Avon town centre. Built in 2021, the property offers well-proportioned accommodation with contemporary finishes throughout.

The front door opens to a welcoming hall with a staircase rising to the first floor. A door on the left opens to a bright and airy sitting room with a large bay window. The hall also provides access to a modern WC and a storage cupboard. A stylish kitchen/diner completes the ground floor accommodation and provides external access to the south-facing, rear garden through bifold doors. The kitchen is beautifully designed and offers an array of integrated appliances, including an induction hob, fridge/freezer, dishwasher, oven and wine fridge.





A door from the kitchen leads to a spacious utility room, complete with a sink, an array of cupboards and a washing machine and dryer.

Stairs from the hall rise to the first-floor landing, which provides access to a spacious bedroom, complete with an en suite shower room and a large bay window. Two further bedrooms, one of which is currently used as a study, with lovely, south-facing views to the rear garden, complete the first-floor accommodation and are served by a fully tiled family bathroom.

The staircase continues to rise to an impressive principal bedroom on the second floor, complete with a modern en suite shower room, an array of fitted wardrobes, and delightful views to the rear of the property through a large dormer window.

The property benefits from a shared gravel driveway at the front and a parking space at the rear, with pedestrian gated access to the garden.





The south-facing garden is principally lawned and is bordered by wooden fencing, offering privacy and seclusion. A stone-paved patio is accessed from the kitchen/dining room through bifold doors and provides a wonderful space for outdoor entertaining and dining. A wooden shed is located at the bottom of the garden.

Evesham Road sits in a highly sought-after residential area with easy access to local amenities and the historic centre of Stratford-upon-Avon. The town is a renowned cultural hub, home to the Royal Shakespeare Company, and offers an excellent selection of restaurants, pubs and attractions.

The area provides outstanding educational options, with a range of state, private and grammar schools such as Warwick Prep, Warwick School, King's High School for Girls, Kingsley School, The Croft Prep, and King Edward VI Shakespeare School.

Commuters benefit from the nearby M40 and rail services from Warwick Parkway, offering direct trains to London.





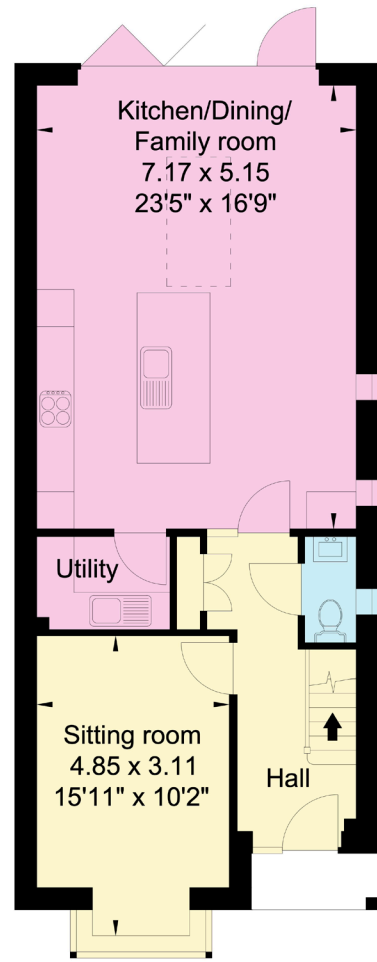
Services

Mains electricity, water, gas and drainage are connected to the property. Virgin Media fibre broadband is connected to the property. Solar PV connected

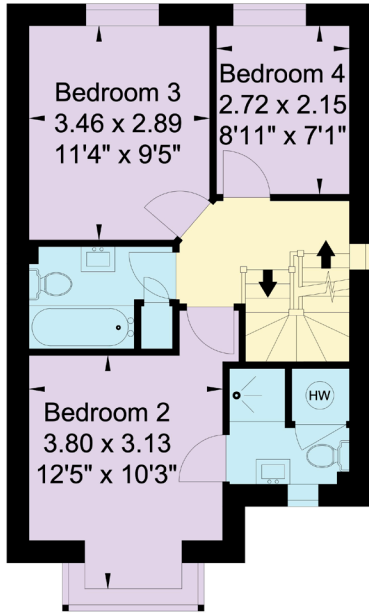
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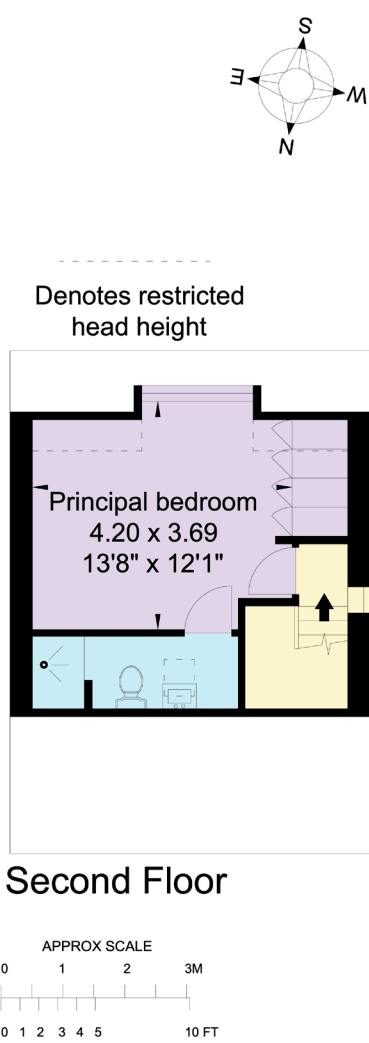




Ground Floor



First Floor



Second Floor

APPROXIMATE GROSS INTERNAL FLOOR AREA:
133 sq m (1,434 sq ft)
inc. restricted head height
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69 Evesham Road
Stratford-upon-Avon

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Date: 12 December 2025
Our reference: STR012509977

69 Evesham Road, Stratford-upon-Avon, CV37 9BA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £625,000.

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Yours faithfully



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