



EDWARDS
EXCLUSIVE

WELCOMBE ROAD, STRATFORD-UPON-AVON
CV37 6UJ

WELCOMBE ROAD

STRATFORD-UPON-AVON

Ever dreamed of being steps away from the conveniences of town while nestled in your own private haven? This might just be the dream home you've been waiting for!

Imagine strolling just 0.4 miles - a mere hop, skip, and jump away - to the back of Marks and Spencer's. Morning coffee jaunts, delightful shopping escapades, and afternoon luncheons in town are at your fingertips. Yet, despite its central locale, this bungalow is a peaceful retreat, nicely set back from the road, ensuring tranquillity and quiet.

Properties like this are as rare as a golden ticket – and just as precious. This is a once-in-a-lifetime opportunity for active retirees who appreciate generous space without the hassle of stairs.

On entering, you're welcomed by a spacious reception hall – think of it as the heart of the home. It's here you decide: shall I wander into the square-shaped kitchen, where mornings are spent with the newspaper and a hearty breakfast? Perhaps you'd venture to the utility room, so handily connected to both outdoors and the double garage, making gardening or DIY projects a breeze.

The sitting room promises relaxation, a place where one can sip tea while overlooking the beautifully manicured gardens. For those dinner parties or family gatherings, the adjacent dining room awaits.

For those with an eye for design and a vision for contemporary living, this bungalow offers an enticing opportunity. Consider this: the already spacious sitting room and adjoining dining room, both with views of the lush garden, could be seamlessly merged to create a sprawling open-plan kitchen/sitting/dining area.

Envision a state-of-the-art kitchen, complete with a centre island, integrated appliances, and ample countertop space, all flowing gracefully into a bright and airy living area. This new setting would not only bring the beauty of the outdoors in but also create a natural hub for gatherings – be it casual brunches, evening dinner parties, or simple family time. With the garden just a step away, summer barbecues or alfresco dining could be an everyday delight.

The former kitchen, given its generous proportions, holds potential for a transformation into another valuable space. Perhaps a snug or separate sitting room? A home office or art studio? The choice is yours. With such flexibility, this property truly caters to those wishing to tailor their home environment to match their unique lifestyle and tastes.



Sleeping quarters are nothing short of spacious. All three bedrooms boast generous proportions fitting for a master suite. Speaking of which, the primary bedroom isn't just roomy – it has its own luxury en-suite.

The gardens, a verdant expanse of lawn, are the cherry on top. They're a suntrap, catching the best of the south/east light. And the best part? They're exclusively yours to enjoy, without the prying eyes of the world.

With ample drive space for 3 or 4 cars and no onward chain, this bungalow promises both ease and freedom.

To the savvy retiree looking for a blend of town convenience and countryside serenity: this is your call to a life well-lived. Don't let this rare gem slip away!

Tenure - Freehold

Viewing - Strictly by appointment only with the agents.

Fixtures & fittings

All those items regarded as tenant's fixtures and fittings, with the exception of the fitted carpets, specified curtains, and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority

Stratford upon Avon District Council - 01789 267575

Situation

- Stratford-upon-Avon is renowned as the regions cultural centre and is the home of the Royal Shakespeare Company. In the town there is a wide range of shopping and recreational facilities as well as the recently renovated leisure centre and swimming pool. There are many quality restaurants, public houses and gastro pubs.

- The area is well served by schools including The Croft Prep School, King Edward Grammar School for boys, Shotton Grammar School for girls & Stratford High School.

- Warwick and Leamington Spa are also nearby and provide additional shopping facilities and schools including Warwick Boys School, Warwick Prep School and King's High School in Warwick and in Leamington Spa, Kingsley School for Girls & Arnold Lodge.



General Information - Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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.

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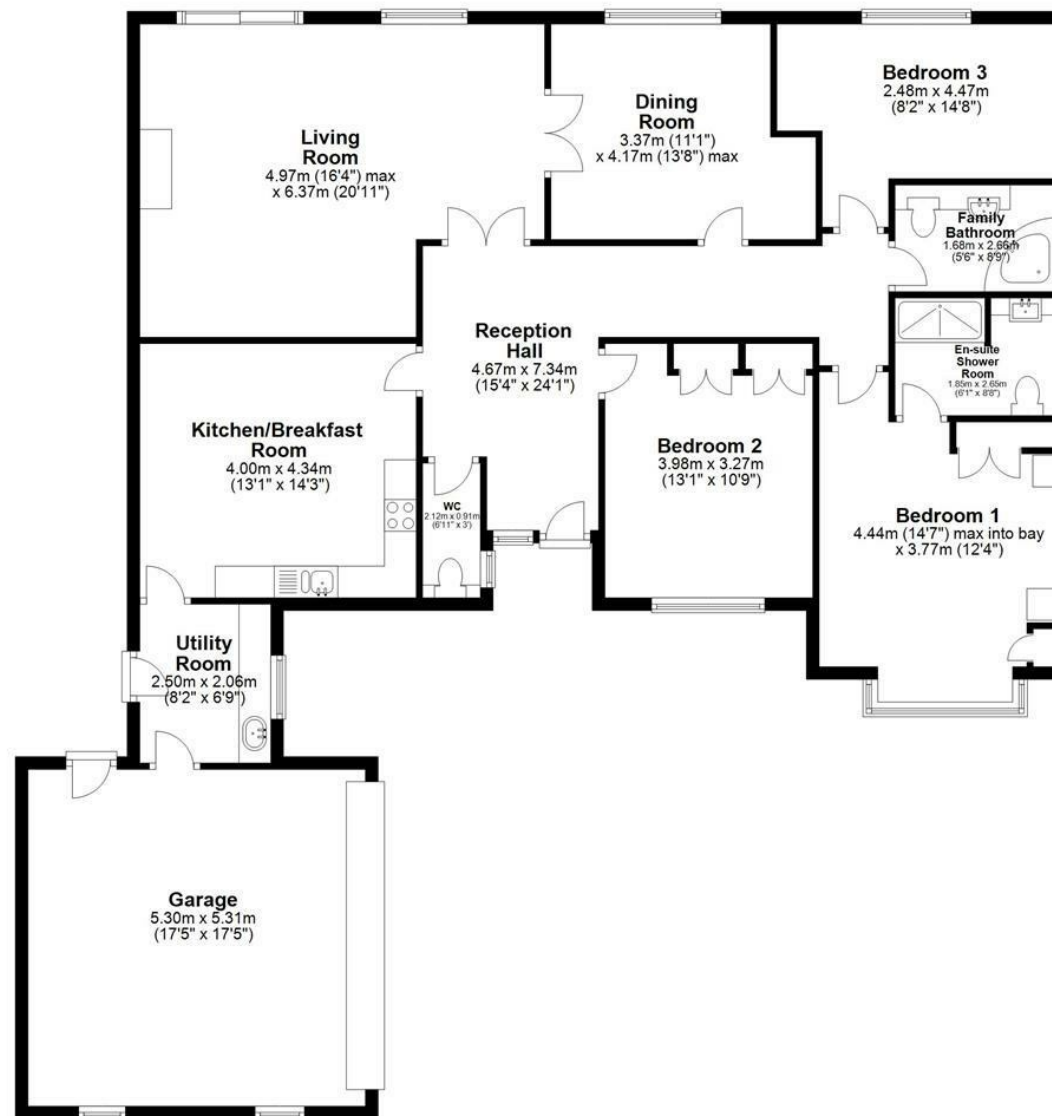
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Bungalow

Approx. 167.2 sq. metres (1799.6 sq. feet)



Total area: approx. 167.2 sq. metres (1799.6 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.



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NOTICE

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