



 EDWARDS
EXCLUSIVE

LOXLEY ROAD
STRATFORD UPON AVON

KEY FEATURES

- Backs directly onto Stratford Golf Course – enjoy uninterrupted views of the fairway from your own garden
- Generous 0.25-acre plot with a beautifully maintained, mature garden and summer house
- 21-foot front-to-back sitting room with direct garden access – perfect for relaxing after a long day on (or off) the course
- Refitted kitchen-breakfast room at the rear, making the most of the green outlook
- Large utility room plus versatile ground-floor study or fifth bedroom with adjoining shower room – ideal for guests or home working
- Impressive dining room with character bay window
- Four bedrooms upstairs, with potential to extend over the garage to create a stunning master suite (subject to planning)
- Spacious garage that easily accommodates modern vehicles – no squeezing out the side door here!



TAKE A LOOK

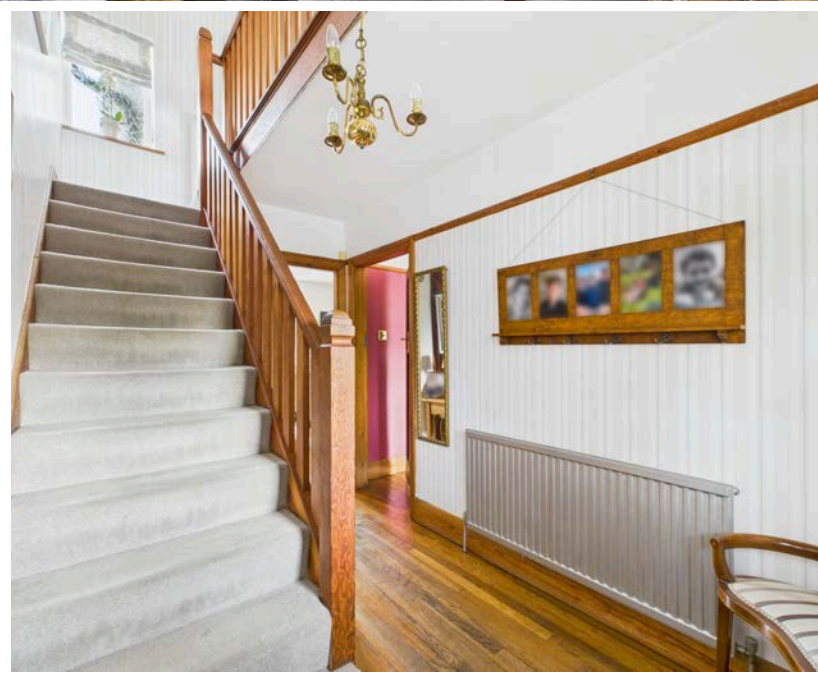
Could this be the home for you?

Perfectly positioned on a prime quarter-acre plot, this characterful detached home backs directly onto Stratford Golf Course, offering a stunning outlook and a rare opportunity to live with such an enviable backdrop. Whether you're a keen golfer or simply appreciate a tranquil, green setting, this home is a real hole-in-one.

The house itself is well-presented and thoughtfully arranged, providing a versatile layout suited to modern living. The 21-foot sitting room stretches from front to back, with a door opening onto the garden—an ideal spot to relax and take in the views. A separate dining room offers a more formal entertaining space, while the refitted kitchen-breakfast room is perfectly positioned at the rear, ensuring every morning comes with a winning view over the garden and fairways beyond. A large utility room keeps household essentials tucked away, and what was once the original garage has been cleverly converted into a study or fifth bedroom, serviced by a downstairs shower room—perfect for guests or multi-generational living.

Upstairs, you'll find four bedrooms and a family bathroom. The main bedroom, located at one end of the property, presents an exciting opportunity to extend (subject to the usual consents). Imagine creating a luxurious master suite with a dressing room and en-suite, all while enjoying elevated views over the rolling greens beyond.

With a location that's well above par, this home offers a lifestyle that blends privacy, space, and scenic views. If you're looking for a property where you can truly play the long game, this might just be the perfect clubhouse retreat.



/READY STEADY COOK/



The modern kitchen breakfast room is a chef's delight, featuring Shaker style units and built in appliances.



/SIT BACK RELAX/





/COME DINE WITH ME/





/ SWEET DREAMS /





/GARDENS/GROUNDS/

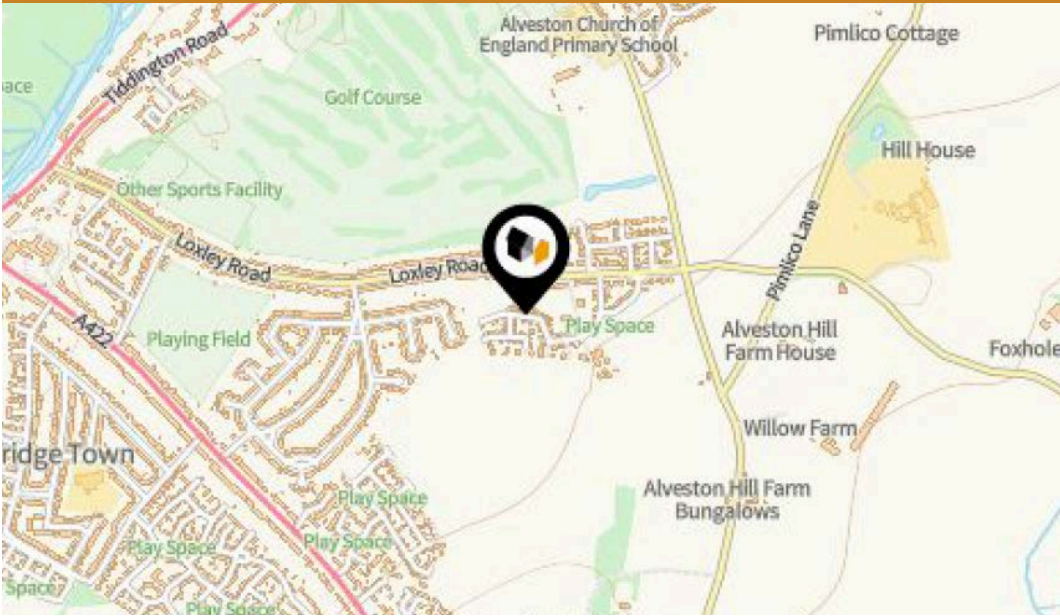
/GARDENS/ /GROUNDS/



Outside, the beautifully maintained garden is a true gem—mature, private, and complete with a summer house, it's an oasis of calm. Meanwhile, the substantial garage is a rare find, offering enough space to comfortably fit a modern car with room to open the doors. The sweeping driveway provides ample parking, with the potential to create an in-and-out driveway for added convenience.



PROPERTY LOCATION



PROPERTY INFORMATION

Type: Detached
Bedrooms: 4
Floor Area: 1,689 ft² / 157 m²
Plot Area: 0.26 acres
Council Tax : Band G
Annual Estimate: £3,773
Title Number: WK295184

Tenure: Freehold

Local Area

Local Authority: Warwickshire
Conservation Area: No
Flood Risk:
 • Rivers & Seas: Very low
 • Surface Water: Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

10 mb/s
1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



LOVE DETAIL?

For a full report on this property click the link below or scan the QR code

[Click for more Information](#)



See More Online

PROPERTY PLAN

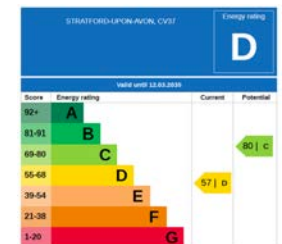


FURTHER INFORMATION

National Rail Stations		
Pin	Name	Distance
1	Stratford-upon-Avon Rail Station	1.63 miles
2	Stratford-upon-Avon Parkway Rail Station	2.51 miles
3	Wilmcote Rail Station	3.99 miles

Trunk Roads/Motorways		
Pin	Name	Distance
1	M40 J15	5.56 miles
2	M40 J14	5.98 miles
3	M40 J13	6.36 miles
4	M40 J16	10.85 miles
5	M42 J3A	12.38 miles

Bus Stops/Stations		
Pin	Name	Distance
1	Arden Heath Farm	0.02 miles
2	Loxley Road	0.16 miles
3	Loxley Road	0.27 miles
4	Lilliput Baby Shop	0.3 miles
5	Avon Crescent	0.33 miles

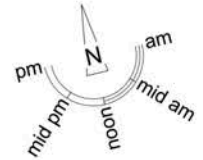




Floor 0



Floor 1



Approximate total area⁽¹⁾

1740.53 ft²

161.7 m²

Reduced headroom

5.68 ft²

0.53 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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