



KEY FEATURES

- Tucked away on a private drive of just four homes – offering peace, privacy and exclusivity just moments from the town centre.
- Sleek powder-coated aluminium windows and doors – beautifully matched to mellow brickwork for a stylish, low-maintenance finish.
- Contemporary log-effect gas stove by Dru and quality Amtico flooring in the open-plan sitting room create a warm, welcoming hub to the home.
- Shaker-style kitchen with quartz worktops and a Quooker boiling tap – practical elegance meets everyday luxury.
- Four genuine double bedrooms, including an impressive 18' principal suite with walk-in shower and twin wardrobes.
- Beautifully private rear garden with sun terrace, summerhouse, and wide patio – Perfect for those wanting outdoor space without the upkeep
- Large double garage and generous driveway parking – ideal for visiting family or those who still enjoy multiple cars.
- No upward chain – making your next move smoother and stress-free.



TAKE A LOOK

An Ideal Move for a New Lifestyle

Tucked away on an exclusive private drive of just four homes, this beautifully presented property offers peace, privacy, and convenience in equal measure. It's set in a discreet, secluded setting – a world away from the hustle and bustle – yet only a short walk from the town centre, and ideally placed for quick access to the A46 and motorway network.

Lovingly maintained and carefully improved by the current owners, this is a true turnkey home. As you approach, the quality is immediately clear – from the herringbone setts underfoot to the sleek powder-coated aluminium windows and doors, which complement the mellow brickwork perfectly.

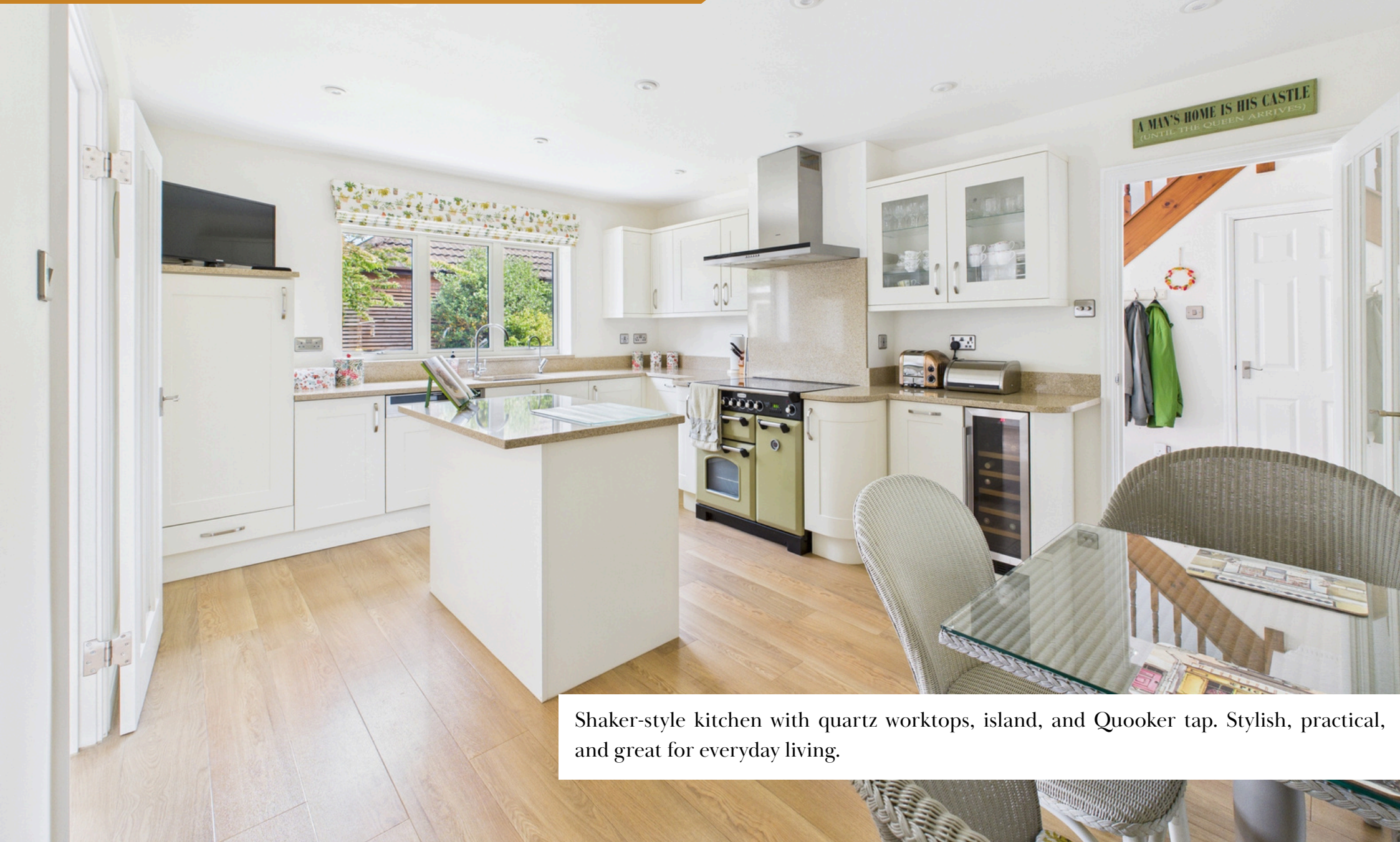
Step inside through the smart aluminium front door and you're welcomed into a storm porch with space for coats and shoes. From here, you move into the open-plan dining/sitting room, where Amtico flooring flows underfoot and a contemporary log-effect gas stove by Dru adds a warm focal point. This impressive space connects effortlessly to the rest of the ground floor.

To the left is a bright, dual-aspect sitting room with fireplace, and to the right, a cosy snug or study with double aluminium-framed doors opening onto the garden. An inner hall leads to a refitted cloakroom with Burlington suite and provides another access point to the garden, as well as stairs to the first floor. At the heart of the home lies a timeless kitchen/breakfast room, complete with quartz worktops, a central island, Quooker boiling tap, and space for dining. The adjoining utility room has access to both the garden and the double garage.

Upstairs, the spacious landing leads to four excellent double bedrooms. The 18' main bedroom includes twin fitted wardrobes and a refitted en suite with bath and a separate walk-in wet-room area fitted with Grohe digital shower. The guest bedroom also has an en suite and built-in wardrobes, while bedrooms three and four are both well-sized doubles with additional storage. A separate shower room completes the first floor.



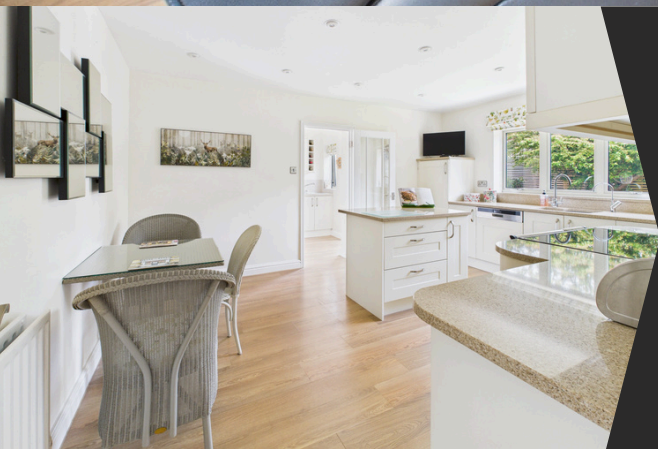
/READY STEADY COOK/



Shaker-style kitchen with quartz worktops, island, and Quooker tap. Stylish, practical, and great for everyday living.

/SIT BACK RELAX/





/SOCIAL SPACE/





/ SWEET DREAMS /





/GARDENS/GROUNDS/

/GARDENS/ /GROUNDS/

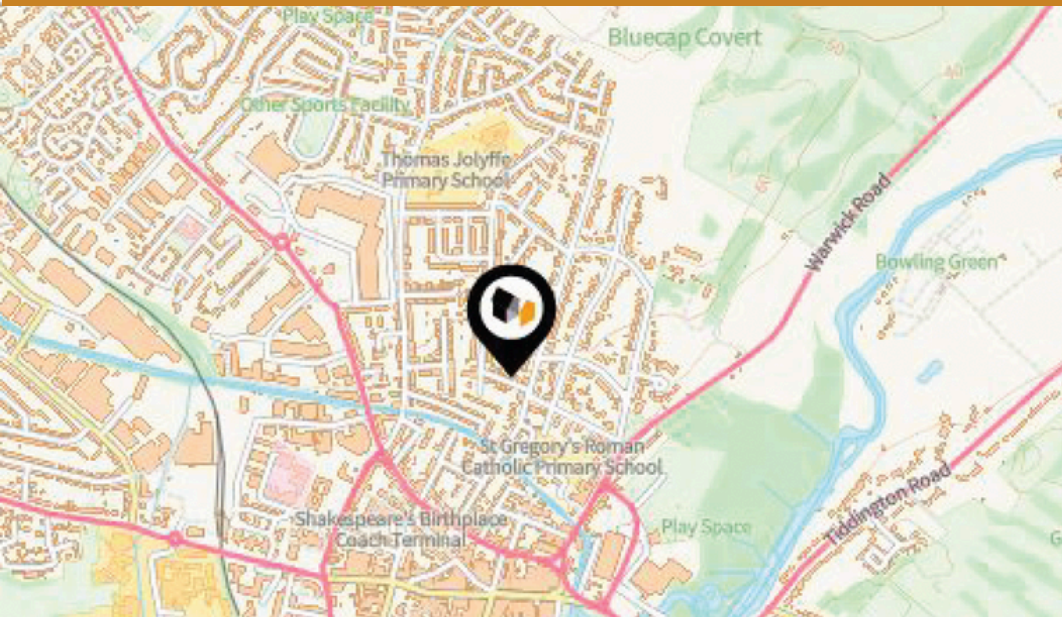


The rear garden is a hidden gem – private and beautifully maintained, it offers colour, space and seclusion without the burden of ongoing upkeep. A summerhouse sits neatly in the corner, positioned for the best views, and an expansive patio stretches the full width of the garden, perfect for entertaining or relaxing.

The large double garage can accommodate two cars, and the gravel driveway provides plenty of parking for guests.



PROPERTY LOCATION



PROPERTY INFORMATION

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,564 ft ² / 238 m ²		
Plot Area:	0.11 acres		
Year Built :	1996-2002		
Council Tax :	Band G		
Annual Estimate:	£3,967		
Title Number:	WK389197		

Local Area

Local Authority:	Warwickshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	16 mb/s	80 mb/s
• Surface Water	Very low		1800 mb/s

Satellite/Fibre TV Availability:



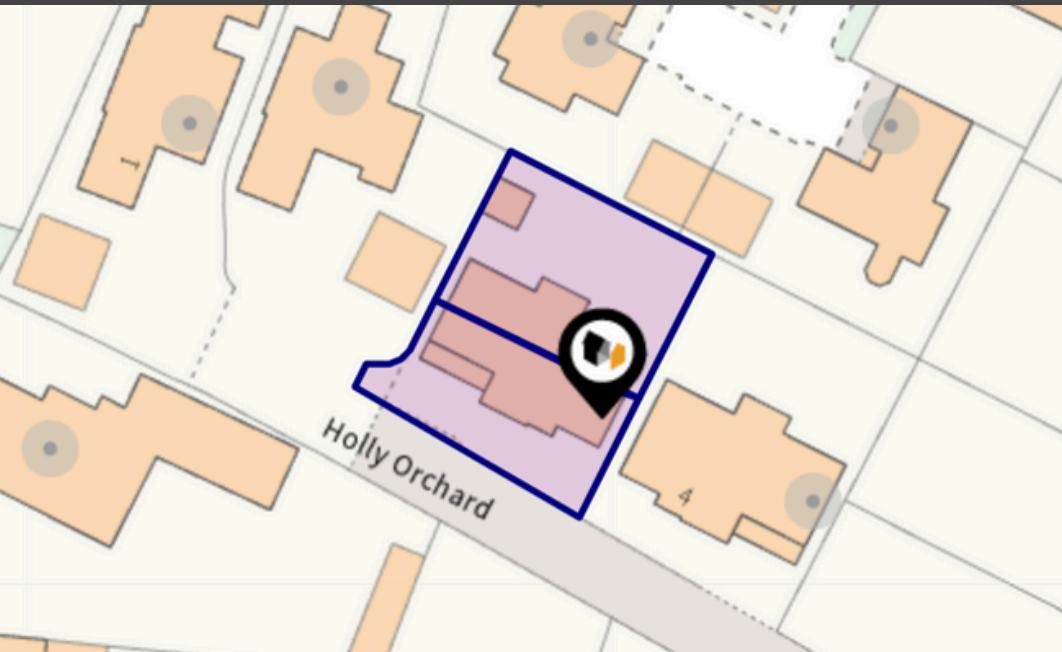
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PROPERTY PLAN



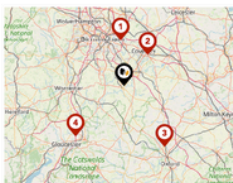
FURTHER INFORMATION



Pin	Name	Distance
1	Stratford-upon-Avon Rail Station	0.83 miles
2	Stratford-upon-Avon Parkway Rail Station	1.85 miles
3	Wilmcote Rail Station	3.38 miles



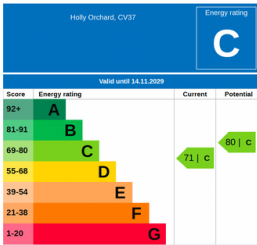
Pin	Name	Distance
1	M40 J15	6.1 miles
2	M40 J14	6.63 miles
3	M40 J13	7.14 miles
4	M40 J16	10.64 miles
5	M42 J3A	12.11 miles



Pin	Name	Distance
1	Birmingham Airport	18.33 miles
2	Baginton	15.58 miles
3	Kidlington	29.61 miles
4	Staverton	28.31 miles



Pin	Name	Distance
1	Shell Garage	0.03 miles
2	Shell Garage	0.06 miles
3	Old Tramway	0.1 miles
4	Shell Garage	0.09 miles
5	Hunts Road	0.1 miles



Holly Orchard, Stratford-upon-Avon

Approximate Gross Internal Area = 238.2 sq m / 2564 sq ft
(Including Garage)



FLOORPLANZ © 2018 0203 9056099 Ref: 219306

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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01789 330375
1 BIRMINGHAM ROAD, CV37 0AA
WWW.EDWARDSEXCLUSIVE.COM