





Harts are delighted to present this beautifully maintained four-bedroom detached family home, perfectly positioned on a generous corner plot within an extremely desirable residential area, just a short stroll from the charming town centre of Stratford-upon-Avon.

This superb property has been thoughtfully upgraded and extended by the current owners, offering over 1,600 square feet of versatile and stylish living space throughout. With meticulous attention to detail and high-quality finishes, this magnificent home is ideal for families seeking comfort, space, and convenience. Early viewing is strongly recommended to fully appreciate the exceptional standard and location on offer.

Stratford-upon-Avon is renowned for its rich history, picturesque surroundings, and vibrant community. Known worldwide as the birthplace of William Shakespeare, the town boasts a wealth of cultural attractions, including theatres, museums, and historic sites. Residents benefit from excellent local amenities, well-regarded schools, and a variety of shops, cafes, and restaurants all within easy reach. The town centre's pedestrian-friendly streets and scenic riverside walks provide a lovely environment for families and individuals alike, making this location highly sought after for those looking to enjoy both a peaceful neighbourhood and excellent connectivity.

Upon entering the property, you are welcomed into a spacious and inviting hallway that flows seamlessly into the generous sitting room. This light-filled space offers plenty of room for relaxation and family gatherings, with a warm and welcoming atmosphere throughout. The highlight of the home is undoubtedly the stunning open plan kitchen and dining room, thoughtfully designed to create a sociable environment for cooking and entertaining. Fitted with modern appliances, ample work surface, and plenty of storage, the kitchen caters perfectly to contemporary family lifestyles. This sociable area provides a bright and airy space to enjoy meals together while overlooking the lovely gardens.

Additional flexible accommodation includes a well-appointed family room, ideal as a playroom, large office, or TV room. With access from the welcoming hallway is a practical ground floor wet room that enhances convenience and accessibility.





Upstairs, four well-proportioned bedrooms provide generous sleeping quarters for all family members. The principal bedroom benefits from a luxurious en suite bathroom, finished to a very high standard, providing a private sanctuary of calm and comfort. The additional bedrooms are served by a spacious and elegantly designed family bathroom, featuring contemporary fittings and a refined décor.

The property's exterior boasts a large corner plot with beautifully maintained, pretty gardens that offer excellent outdoor space for children to play, gardening enthusiasts, or those simply looking to unwind in a tranquil setting. A garage and driveway parking complete the outside facilities, offering secure and ample space for vehicles and storage.

This combination of a valuable location, high-quality interior, and spacious outdoor area makes this detached home an exceptional opportunity for growing families wanting a residence that truly feels like home.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.



RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band F

ENERGY PERFORMANCE CERTIFICATE RATING: C We can supply you with a copy should you wish.

VIEWING: By appointment only

FIXTURES AND FITTINGS: Those items mentioned in these sales particulars will be included in the sale, others, if any may be purchased under separate negotiation. Please ask.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

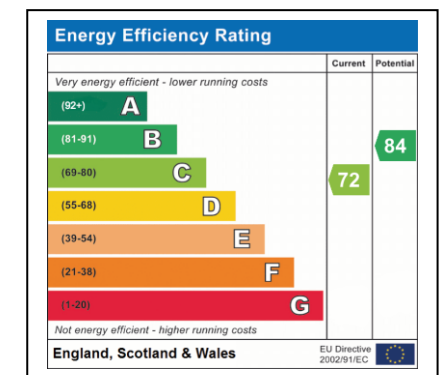
MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







98 Bridgetown Road
Main House Area 1625 square feet
Garage Area 127 square feet
Total Area 1752 square feet



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