



Hill View, Stratford-Upon-Avon, CV37
Offers Over £575,000

Winkworth

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About the Property

Winkworth Leamington Spa is delighted to present to the market this beautifully presented four-bedroom, three-bathroom, double-fronted detached family home set on a quiet development close to the centre of Stratford-Upon-Avon.

Offering flexible accommodation extending to approximately 2,050 sq ft, this impressive home provides a superb balance of reception and bedroom space, complemented by landscaped westerly-facing gardens to the rear, and is offered to the market with no onward chain.

Material Information:

Council Tax: Band G

Local Authority: Stratford-Upon-Avon District Council Broadband: Ultrafast Broadband Available (Checked on Ofcom Aug 25)

Mobile Coverage: Variable Coverage (Checked on Ofcom Aug 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold





The Finer Details

Set behind a spacious driveway and framed by a pretty picket fence, this beautifully presented, double-fronted detached house offers flexible living accommodation across two floors, with three reception rooms, a generous kitchen, four bedrooms and gardens to the rear. The property further benefits from a detached double garage and is offered to the market with no onward chain.

Upon entering the property, a welcoming entrance porch with double doors and tiled flooring opens into a generous hallway, finished with laminate flooring, which provides access to the main reception rooms.

To the front of the house, the formal sitting room is centred around a feature gas fireplace with wooden mantle and stone surround, while a large bay window provides views over the front garden and floods the room with natural light. To the rear, the dining room enjoys French doors leading onto the garden terrace, creating a seamless indoor-outdoor entertaining space.

The current owners have opened up a former study to create a wonderful kitchen/diner with a matching bay window offering the perfect family space. The kitchen, positioned at the heart of the home, offers a range of wall and base units, integrated double oven and four ring hob with extractor hood, alongside space for fridge freezer and dishwasher. A separate utility room, with direct garden access, provides additional storage, laundry facilities and a useful understairs cupboard.

Rising to the first floor, a spacious galleried landing leads to four well-proportioned bedrooms. The principal bedroom enjoys three sets of fitted wardrobes and a contemporary en suite shower room with vanity basin and chrome heated towel rail. The guest bedroom also benefits from fitted wardrobes and its own en suite shower room. Two further bedrooms, both with fitted storage, are served by a stylish family bathroom featuring a bath, separate shower cubicle and vanity wash hand basin.

Externally, the rear garden is westerly facing and has been attractively landscaped, with paved terraces for outdoor dining, mature shrubs, flowerbeds and a central lawn framed by trees and planting. To the front, a long tarmac driveway with five-bar gates leads to a detached, fully insulated double garage with a mezzanine and power, ideal for additional storage or workshop space. A timber shed, stone-chipped borders and side access complete the outside.





























About the Area

Set on a quiet residential road, Hill View is ideally placed just 1.5 miles from Stratford-upon-Avon's historic town centre, with its wealth of independent shops, cafés, theatres and award-winning restaurants.

The Royal Shakespeare Theatre and the River Avon are both close at hand, while Bancroft Gardens (1.6 miles) and the Greenway (1.2 miles) offer riverside walks, cycle routes and open green space to enjoy.

Families are exceptionally well served by local schools. Stratford Primary School (0.6 miles) and Shottery St Andrew's CofE Primary (0.8 miles) are both within easy reach, while Stratford Girls' Grammar School (1 mile) and King Edward VI School (1.4 miles) provide highly regarded secondary education. Warwick School (10 miles) and King's High School (10 miles) also offer excellent independent options nearby.

Transport connections are excellent. Stratford-upon-Avon Train Station (1.2 miles) offers direct services to Birmingham (around 50 minutes) and London Marylebone (around 2 hours), while Junction 15 of the M40 at Longbridge, Warwick (7 miles) provides swift access to the wider motorway network.











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