



VAUGHANREYNOLDS
ESTATE AGENTS

Parnell House, 43 Maidenhead Road
Stratford Upon Avon, CV37 6XU



The Property

Occupying a premium setting in one of Stratford-upon-Avon's most sought-after locations, this traditional, semi-detached home has been thoughtfully extended and modernised to provide a wealth of high quality, beautifully presented accommodation. Calming tones have been used throughout, enhancing the traditional features, which blend seamlessly with more modern fittings, combined to create a memorable first impression.

Being set back from the road beyond a mature planted fore garden and block paved driveway, you enter the property and are greeted by a welcoming hallway with wood flooring and cloaks cupboard. The principal living space affords flexible options for both relaxed seating and formal dining, with wood flooring continuing throughout, bespoke fitted shelving and a feature stone fireplace with inset log burner.

The heart of this home is the impressive open plan dining kitchen. Zoned to create dedicated areas, the kitchen is well designed and appointed with a comprehensive range of storage, complemented by sleek handleless doors, contrasting quartz worksurfaces and a bank of branded integrated appliances. The dining area accommodates a generous table and chairs and enjoys views and access to the garden via bi-folding doors. There is also access to the utility room and guest WC.

To the first floor, a central landing provides access to three double bedrooms, a home office / nursery and a well equipped family bathroom. The main bedroom also enjoys an equally well appointed en-suite bath and shower room.







Externally, the garden to rear enjoys a due south-east orientation, and is enclosed by mature hedging helping to provide a secluded, leafy backdrop. Laid mainly to lawn, there is a raised paved terrace and pathway leading to a multipurpose garden room, serving as an ideal hobby or work space. To the front of the property, a block paved driveway provides parking for several vehicles.

Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





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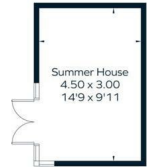
Approximate Area = 179.3 sq m / 1930 sq ft
 Summer House = 13.5 sq m / 145 sq ft
 Total = 192.8 sq m / 2075 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Drawn for illustration and identification purposes only.
 fourwalls-group.com 322371

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.

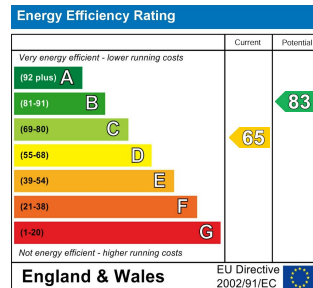
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford-upon-Avon District Council. Tax Band F

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. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



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