



**VAUGHANREYNOLDS**  
ESTATE AGENTS

1 Coopers Close, Bishopton  
Stratford-upon-Avon, Warwickshire, CV37 0RS



## Property Description

Situated within a popular modern development towards the fringe of Stratford-upon-Avon town centre, this modern, double-fronted detached family home is ideally positioned to take advantage of the countless amenities at hand, including shops, schools and transport links.

Having been thoughtfully updated by the current owners, the interior space offers a modern, homely feel, complemented by a versatile living space and recently landscaped garden.

Viewing is strongly recommended to appreciate the standard and scale of accommodation on offer, which in brief comprises: Entrance hall with guest WC, cloaks and stairs rising to the upper floor. A generous lounge has bay window to front, feature fireplace with inset gas fire and glazed French doors to the kitchen. This spacious room is open plan, providing ample space for a dining table and chairs and a kitchen, which is fitted with a comprehensive range of units, complete with grey shaker door fronts and contrasting quartz worksurfaces over. Tiled flooring continues throughout and into a useful utility / laundry room. A separate study / family room completes the ground floor accommodation.



To the first floor, a central landing provides access to four good size bedrooms and a family bathroom. The main bedroom has the benefit of a double fitted wardrobe and ensuite shower room and further enjoys an interlinking door to one of the other double bedrooms, which is fitted with a range of wardrobes and used as an en-suite dressing room. (this could be easily converted back to a separate bedroom if required).





Externally, the rear garden has been tastefully landscaped to offer a covered seating area that links into the dining area and over looks an expanse of lawn and second raised sun terrace with raised borders and inset feature lighting. There is a detached double garage set back from the road, with a double opening gate providing secure, enclosed parking for multiple 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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## 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, Council Tax Band C

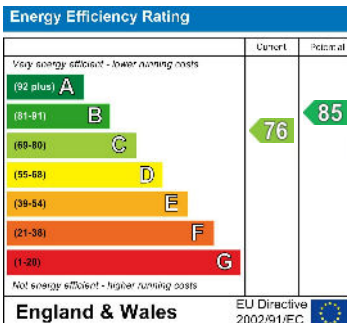
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Total Approx. Floor Area 156.90 Sq.M. (1689 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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