



**VAUGHANREYNOLDS**  
ESTATE AGENTS

31 College Lane  
Stratford-Upon-Avon, CV37 6DD



## The Property

Located in the heart of old town, Stratford upon Avon's prime residential setting, this attractive period home is ideally positioned to take advantage of the countless amenities and attractions at hand and boasts a cool interior, blending period charm with modern refinement. The flexible space is set over four floors, with a useful multipurpose room to rear, serving as a hobbies room, work room or occasional bedroom. Viewing is strongly recommended to appreciate the standard and scale of accommodation throughout, which in brief comprises;

Entering you are greeted by the first of two reception rooms, currently utilised as a dining room, there are flagstone floors throughout, recessed ceiling spotlights and stairs off to the upper floor. The second reception room is dressed as a snug / sitting room, has flagstone flooring, a feature inset log burner and a semi open plan design to the kitchen. You can also access the cellar, which is vaulted and provides a multitude of potential uses. The kitchen has been thoughtfully designed to afford ample storage, complimented by solid wood worksurfaces, a bank of integrated appliances and a stainless-steel breakfast bar, ideal for occasional dining. There are French doors to the garden and an internal door off to a useful utility room and WC. Beyond sits a versatile room with a mezzanine bed space, that is currently utilised as a treatment room but serves a multitude of purposes.







To the first floor, there are two pleasant bedrooms and a modern, high quality principal bathroom. The main bedroom has an equally well appointed en-suite shower room and the guest bedroom has a feature Juliet balcony to rear. There is a further double bedroom to the second floor, enjoying exposed brickwork, beams, and wood flooring.

Externally, there is a pleasant enclosed walled garden, with a paved terrace patio and lawn with raised planted borders and a brick built stores.

### The 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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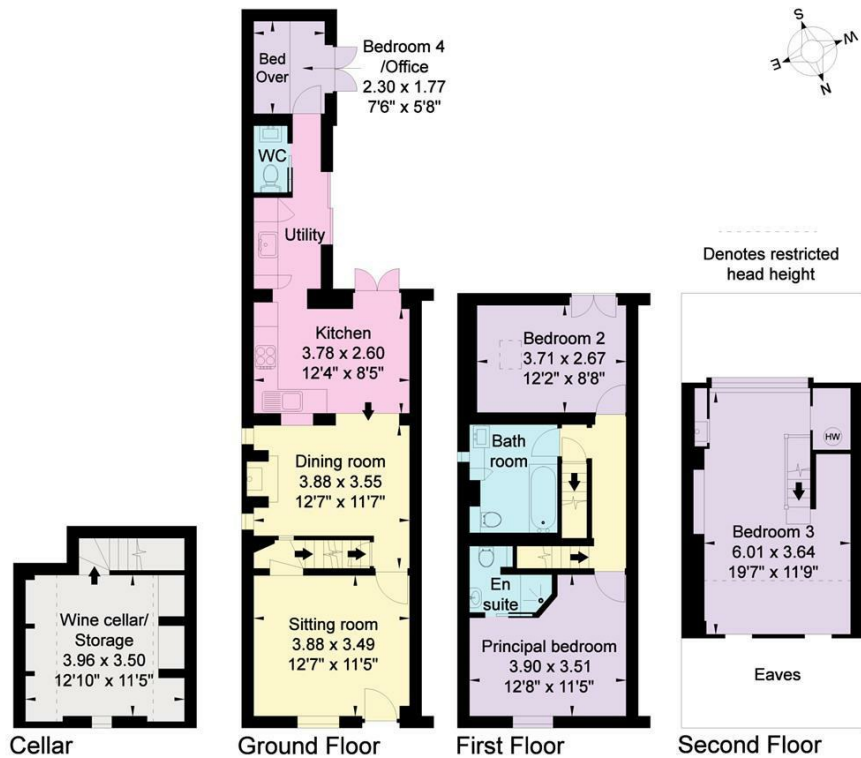


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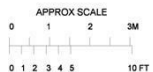


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Denotes restricted head height



APPROXIMATE GROSS INTERNAL FLOOR AREA:  
128 sq m (1,380 sq ft)

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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

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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.

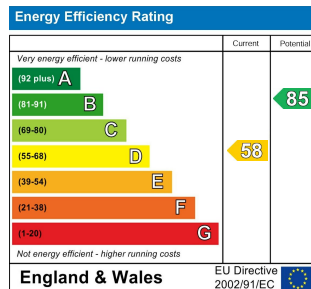
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

Local Authority: Stratford, Council Tax Band D

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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