



VAUGHANREYNOLDS
ESTATE AGENTS

14 Bordon Hill
Stratford-Upon-Avon, CV37 9RZ



The Property

Conveniently located on the fringe of town, in an established residential location, this detached home is ideally positioned to take advantage of the countless attractions and amenities available in Stratford upon Avon and the rural pursuits at hand. Having been thoughtfully modernised throughout by the current owners, the property is presented beautifully, with a stylish flair for design that should be appealing to a wide demographic. Being set back from the road beyond a mature tree line, a gravel drive provides ample off road parking and access to the internal accommodation which in brief comprises

An inviting reception hall provides a positive first impression, with stairs rising to the upper floor and wood flooring throughout. The sitting room has dual aspect glazing, a feature fireplace and bespoke fitted shelving and storage. Continuing into the kitchen, the heart of this home, you are greeted by a generous light filled space, designed to offer both dedicated dining, occasional dining and family room with an open plan view to a stylish kitchen, fitted with a bank of storage and contrasting quartz worksurfaces over. Herringbone flooring continues throughout, past bespoke fitted storage into a side lobby and equipped utility and cool WC. There is also a separate snug.

To the first floor, a central landing provides access to four generous bedrooms and the principal bathroom, which is fitted with a bath and shower enclosure. Bedrooms one and two also boast modern en-suite shower rooms helping improve the versatility of space available.







Externally, there is a pleasant, enclosed garden to rear, laid mainly to lawn with a generous paved terrace patio and planted beds to boundary. There is a modern detached garden office that serves as the perfect home office or hobbies space, and a covered access to the side leading to the front of the property where there is ample parking and modest stores which is part of the former garage.

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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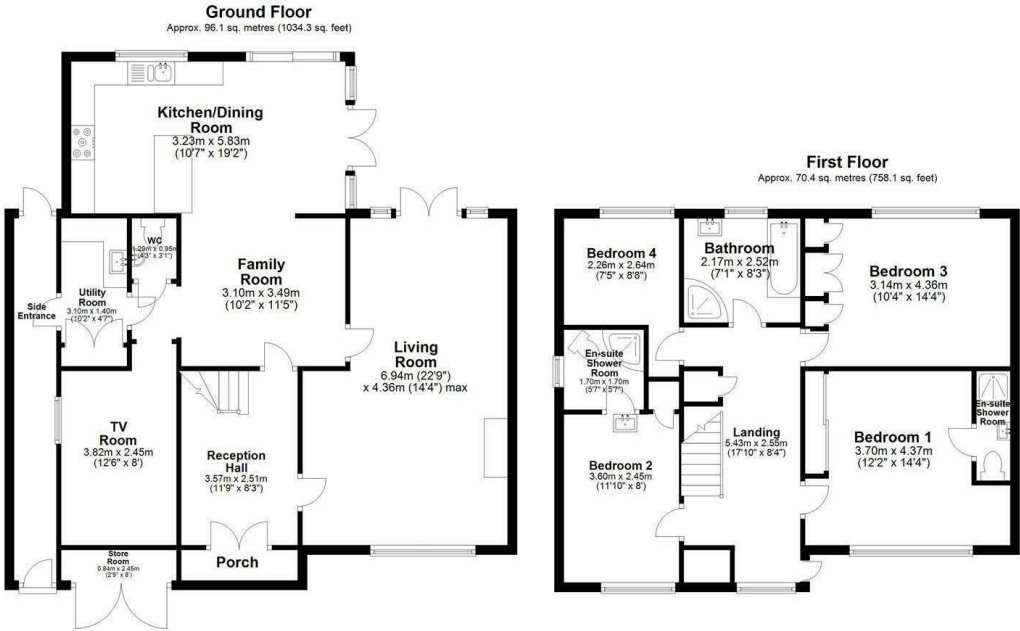
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GENERAL INFORMATION



Total area: approx. 166.5 sq. metres (1792.4 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract. Plan produced using PlanUp.

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.

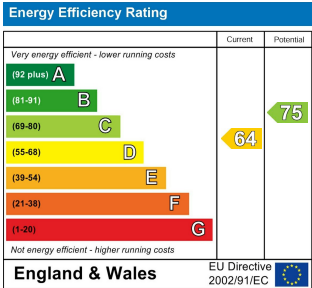
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

Local Authority: Stratford, Council Tax Band E

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