



**VAUGHANREYNOLDS**  
ESTATE AGENTS

97 Luddington Road  
Stratford-Upon-Avon, CV37 9SG





## The Property

Occupying a prominent position along an established road in Luddington, a popular riverside village on the outskirts of Stratford upon Avon, this traditional detached home was constructed in the mid 1950's and has been later extended to afford an improved level of accommodation and ergonomics throughout, which should appeal to a wide mix of buyers. One of the key features is the impressive size plot, with mature private gardens extending to approximately 0.29 acre.

Being set back from the road beyond a generous frontage providing ample parking, the internal accommodation in brief comprises; An inviting reception hall with WC and stairs leading to the upper floor. There is a generous through lounge providing a versatile space, supported by a separate formal dining room.

The heart of this home is the impressive family dining kitchen, which is well appointed with a comprehensive range of storage, solid maple door fronts and contrasting granite worksurfaces over. Tiled flooring continues through to the dining area and bifold doors then separate a light filled garden room, further enhancing the flexibility of space. There is also a useful utility room.



To the first floor, a central landing provides access to a well-equipped family bathroom and to each of the five bedrooms, four of which are doubles. The main bedroom enjoys pleasant views to rear and equally well equipped en-suite shower room.









Externally, there is a covered parking area to side, accessed via security gates, this then leads to a detached outbuilding that serves as an ideal home office or hobbies room, with bike stores to rear. A paved patio links the rear reception spaces and overlook an expanse of lawn, with mature hedging to boundary and interspersed trees and shrubs throughout. Beyond a leafy divide, there is a further enclosed area, ideal for use as a vegetable patch, play area or hobbies space.

### 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.





3



5



2



0.29 acre(s)



## 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.

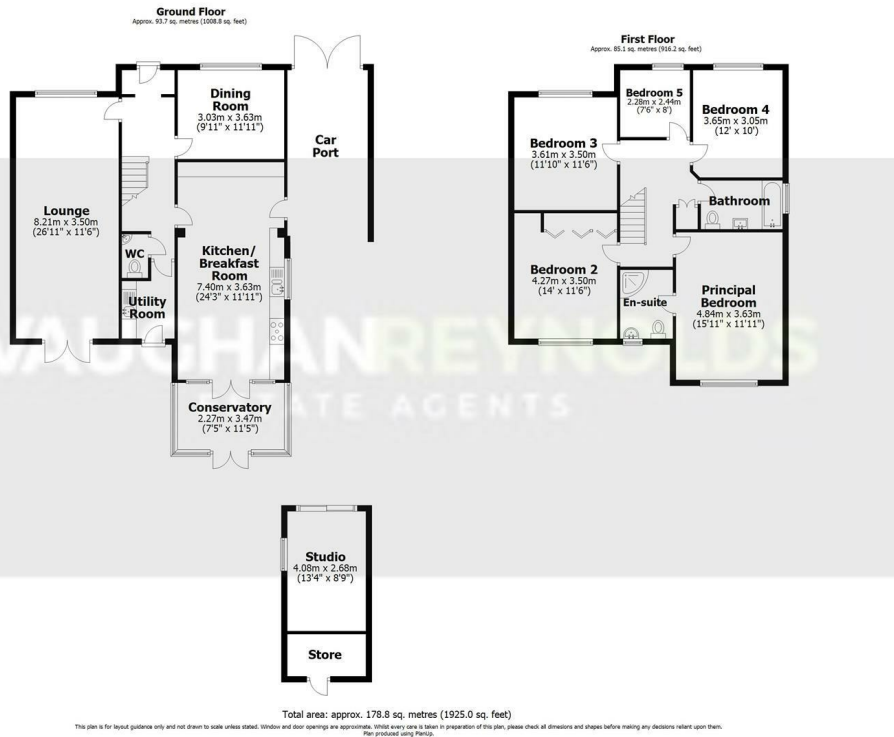
Tenure: The property is with vacant possession upon completion of the purchase.

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

Local Authority: Stratford, Council Tax Band E

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This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them; they proceed only being.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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10 Union Street, Stratford upon Avon CV37 6QT  
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk