



**VAUGHANREYNOLDS**  
ESTATE AGENTS

12 Grouse Close  
Stratford-Upon-Avon, CV37 9FE



## The Property

Located in a quiet back-water setting close to the canal and at the head of a close in an established residential development, this detached home is perfectly positioned to take advantage of the countless amenities and attractions on offer in Stratford upon Avon town centre, which is just a short distance away. Having been thoughtfully extended by the current owners, the accommodation affords a high degree of flexibility and is presented to an excellent standard throughout. Viewing is strongly recommended to fully appreciate the scale of accommodation, which in brief comprises;

An inviting reception hall leads to a guest WC and panel doors lead off to the reception spaces. The lounge is a generous room, with a bay window to front, feature fire place and wood flooring throughout. This continues into the dining room, which enjoys French doors to the garden and an interlinking door to the breakfast-kitchen. Fitted with a comprehensive range of storage, this well equipped space has granite worksurfaces throughout, a range of branded appliances, ample space for a breakfast table and a pleasant flow through to a light filled garden room.



To the first floor, a central landing provides access to five bedrooms and a modern family bathroom. The main and guest bedrooms benefit from equally well appointed en-suite shower rooms. Bedroom five is currently utilised as a home office, boasting a range of bespoke fitted furniture. Four bedrooms have fitted wardrobes.





Externally, the property sits well within its plot, which surrounds three sides of the house. To the rear, a private enclosed garden is laid mainly to lawn, with paved terrace patio, hedging and planted flower beds throughout. There is further terracing to the side of the house and an expansive gravel driveway to front providing ample off-road parking. From here, you can access the attached single garage, which has power, lighting and a personnel door to the side.

### 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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# 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.

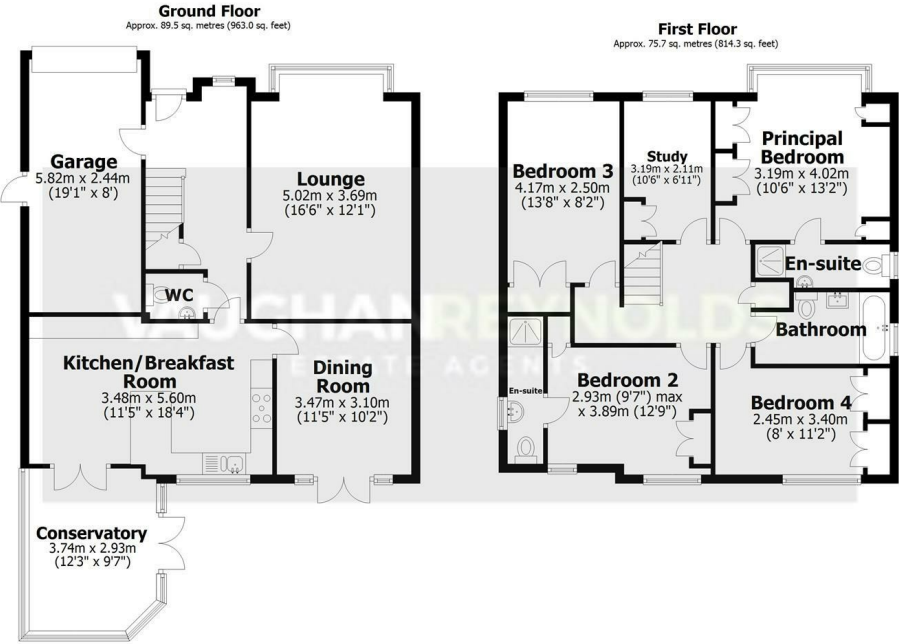
Tenure: The property is with vacant possession upon completion of the purchase.

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

Local Authority: Stratford, Council Tax Band E

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.

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Total area: approx. 165.1 sq. metres (1777.3 sq. feet)

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. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>72</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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