



VAUGHANREYNOLDS
ESTATE AGENTS

1 Hewlands Crescent
Stratford-Upon-Avon, CV37 9YD



The Property

Located within a popular new development on the fringe of town, this imposing three storey detached home occupies a prominent corner position, enjoying an open aspect to front. Benefiting from the remaining term of a 10 year build mark warranty, this turn key home should appeal to a wide mix of buyer and in brief comprises;

Entering the reception hall, stairs rise to the upper, panel doors lead off to a useful cloaks cupboard WC and utility. The sitting room is filled with natural light through dual aspect windows and there is wood effect karndean flooring throughout. This continues into a generous family dining kitchen which is well equipped with a bank of storage, contrasting worksurfaces and integrated appliances. There is ample space for dining and French doors lead out to the garden.

To the first floor, a central landing with large storage cupboard leads off to three good size bedrooms and a modern family bathroom. The main bedroom also has an equally well-equipped en-suite shower room.

There are two further double bedrooms, one with en-suite shower room, helping to enhance the versatility.

Externally, the part walled garden has been landscaped to afford a low maintenance approach to gardening. A large area of paving abuts raised beds and a personnel gate leads out to the rear parking area and single 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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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. There will be an annual estates charge payable for the upkeep of the public open spaces. Price yet to be determined.

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

Local Authority: Stratford, Council Tax Band G

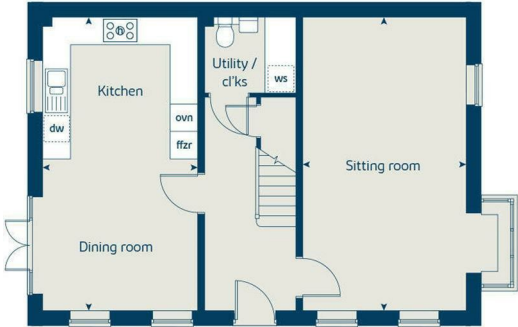
In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This 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

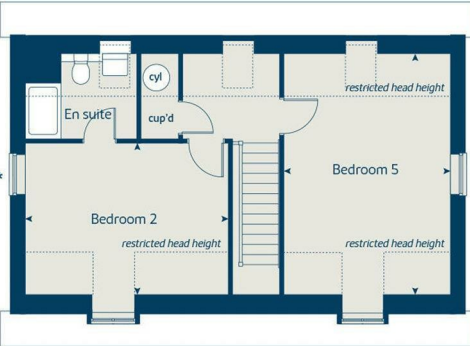
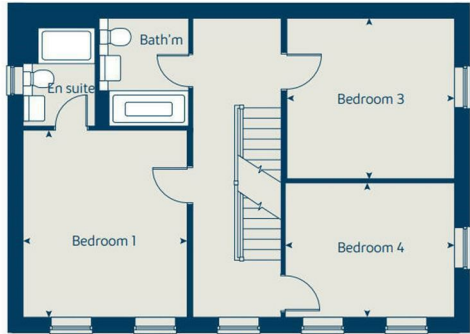
Ground Floor
 Kitchen/dining room - 6.37m x 3.36m 20' 11" x 11' 0"
 Sitting room - 6.38m x 4.31m 20' 11" x 14' 2"

First Floor
 Bedroom 1 - 3.98m x 3.49m 13' 1" x 11' 5"
 Bedroom 3 - 3.57m x 3.42m 11' 9" x 11' 3"
 Bedroom 4 - 3.61m x 2.86m 11' 10" x 9' 5"

Second Floor
 Bedroom 2 - 4.39m x 3.27m 14' 5" x 10' 9"
 Bedroom 5 - 5.20m x 3.61m 17' 1" x 11' 10"



Total area: approx. 167 Square Metres
 (1797 Square Feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | 86 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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