



VAUGHANREYNOLDS
ESTATE AGENTS

Trelands,
Alveston, Stratford-upon-Avon, CV37 7RE



The Property

This traditional, detached property is situated on the Alveston and Tiddington borders, just a short distance from the local amenities within the village and wider facilities in nearby Stratford-upon-Avon. Being set back from the road beyond a mature frontage with secure gated parking and the property offers a wealth of thoughtfully refurbished accommodation throughout, affording a lasting impression of quality and style.

The spacious rooms and versatile layout provide the perfect environment for both growing families and empty nesters. The successful buyer will benefit from a top-class, quality interior and a pleasant blend of modern refinement and traditional charm.

Viewing is strongly recommended to fully appreciate the standard and scale of accommodation on offer, which in brief comprises; Entrance lobby with stairs rising to the upper floor, doors off to a useful study room and a pleasant snug, complete with central fireplace, inset log burner and internal glazed doors to the formal sitting room. This space is extremely welcoming with an impressive inglenook fireplace, inset log burner and exposed herringbone patterned brickwork. Further double opening doors lead to a sun filled garden room.

A spacious inner lobby leads to the heart of this home, which is an inspiring open plan family dining kitchen, designed to afford a social approach to hosting guests whilst preparing meals. The Neptune kitchen is beautifully appointed with a bank of storage, branded appliances and sleek quartz worksurfaces over, and there is ample space for both dining and seating around a feature modern log burner. There is also a useful utility/boot room and a guest WC.

To the first floor, a central landing with a bank of bespoke fitted storage provides access to five good size bedrooms and a useful box room. The principal bedroom is a great size and boasts a bank of fitted wardrobes and enjoys a stylish en-suite shower room. There is also an equally well-appointed separate shower room and principal bathroom complete with freestanding bath, his and hers marble sinks and complementary tiles.







Externally, there is a generous enclosed garden to rear, laid mainly to lawn with interspersed trees, shrubs and plants, helping to provide a high level of privacy and pleasant leafy back drop, also screening two large sheds with electricity connection. A paved patio abutting the house with discreet lighting provides the perfect space to entertain and enjoy alfresco dining. A set of double opening gates to the eastern boundary lead out onto a private farm track to side, which in turn leads to Wellesbourne Road. This provides additional vehicular access to the plot, affording the option to construct a pull-in yard and detached garaging if required (subject to obtaining the appropriate planning). To the front of the property, a generous gravel driveway provides ample off-road parking.

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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0.30 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.

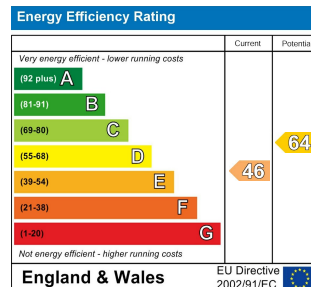
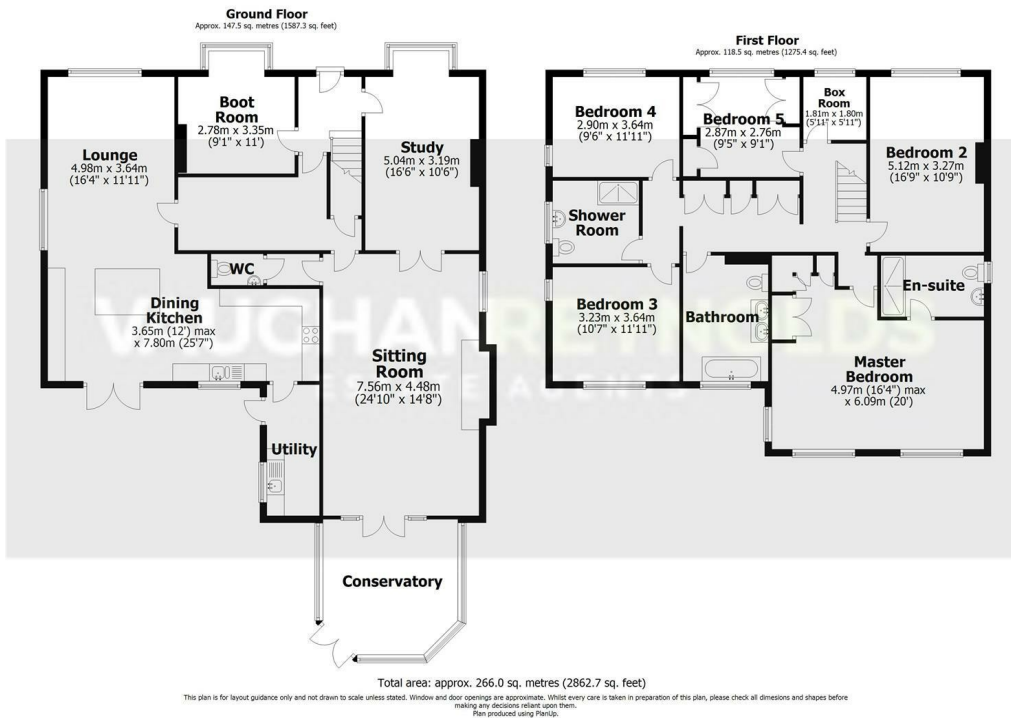
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Private drainage, LPG fired central heating, mains electric and water.

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.

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