



**VAUGHANREYNOLDS**  
ESTATE AGENTS

8 Darlow Drive  
Stratford-Upon-Avon, CV37 9DG





## The Property

Occupying a prominent position in a popular modern residential development towards the edge of town, ideally located to take advantage of the countless amenities and attractions, this double fronted detached home has been tastefully modernised by the current owners, and now offers a high-quality finish throughout, providing the perfect turnkey opportunity.

Being set along a private drive of just four homes, with mature planting to front providing a leafy screening from the Alcester Road, the property occupying a corner position with a due south facing rear garden. Entering, you are greeted by a welcoming reception hall with feature flooring, cloaks cupboard and WC. The lounge enjoys a bay window to front, feature fireplace with inset gas fire and glazed doors leading to a separate dining room, further linking to an impressive open plan family dining kitchen. This space is ideal for entertaining whilst preparing meals, in the fully equipped kitchen. A breakfast bar provides space for occasional dining and there is also a useful utility / boot room. A separate study completes the ground floor accommodation and serves as an ideal work from home space.



To the first floor, a central landing provides access to four good size bedrooms and a stylishly appointed principal bathroom. The main bedroom also benefits from an equally well-appointed en-suite shower room.









Externally, there is an enclosed garden to rear, with two areas of paved terracing and a shaped lawn. There is gated access to the side, leading to the tandem, double width driveway in front of double garage. This space has two up and over doors to front, light and power, and an EV charging point in the 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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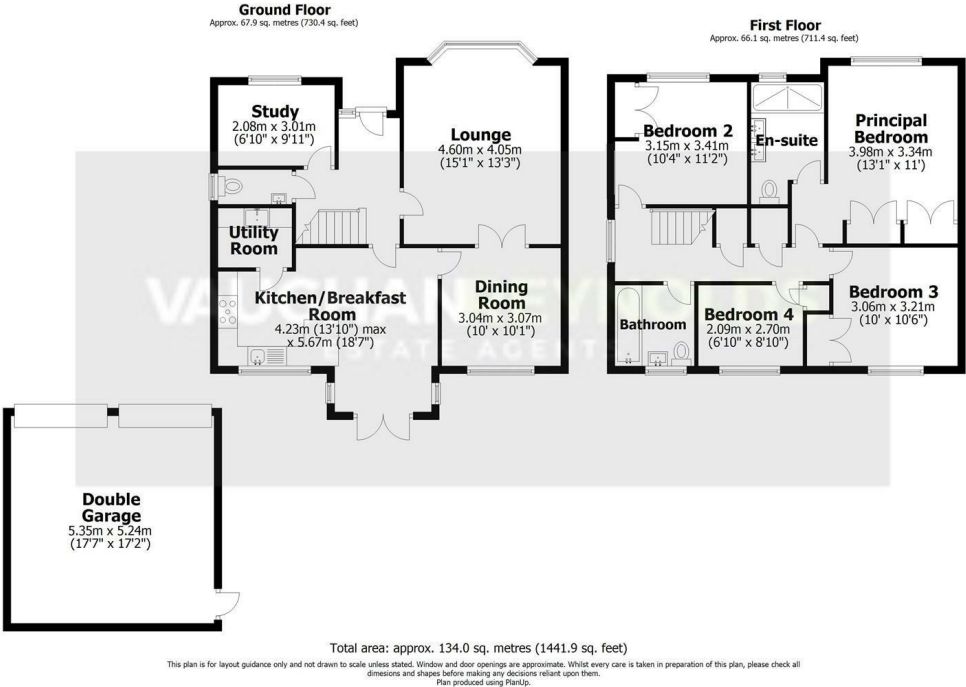
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# GENERAL INFORMATION



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 F

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 representation or warranty whatsoever in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	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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