



VAUGHANREYNOLDS
ESTATE AGENTS

41 Shottery Village
Shottery, Stratford-Upon-Avon, CV37 9HD



The Property

Impeccably finished and full of character, this beautifully renovated four-bedroom, three-bathroom home offers an exceptional opportunity in the heart of historic Shottery Village. Blending timeless charm with modern convenience, the property features original sash windows, elegant fireplaces, and a considered design throughout.

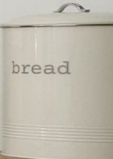
A front door opens to a welcoming entrance hall with underfloor heating and stylish tiled flooring, leading to two generous reception rooms. The sitting room is warm and inviting, with a feature fireplace and timber sash window.

At the heart of the home is an impressive open-plan kitchen/dining/living space, ideal for modern family life and entertaining. With shaker-style units, oak worktops and AEG appliances, a large island with breakfast bar, and anthracite bi-fold doors to the rear garden, this space is both functional and full of character. A separate cloakroom completes the ground floor.

Upstairs, the first-floor hosts three double bedrooms—each with period features—and a well-appointed family bathroom and shower room. The top floor is dedicated to a serene principal suite with vaulted ceilings, Velux windows, and a luxurious en suite bathroom with standalone bath and designer fittings.

Outside, the landscaped garden includes a sunlit patio area directly accessed from the kitchen, lawned space bordered by brick walls and fencing, and a separate rear section with a garden office/gym with underfloor heating—perfect for working from home or outdoor hobbies.







A rare blend of style, space, and location—this is village living at its very best.

The vendors have the benefit of a rented parking space, located just a short walk away and we would hope that this benefit could be transferred with the sale, however this can not be guaranteed.

N.B. The neighbouring property to the left has pedestrian access across the bottom of the garden for bin removal.

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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4



3



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Total Approx. Floor Area 135.50 Sq.M. (1459 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.

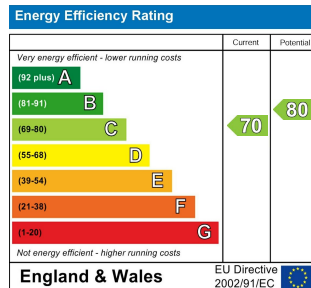
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

Local Authority: Stratford, Council Tax Band 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.

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.



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