



VAUGHANREYNOLDS
ESTATE AGENTS

18 Evesham Place
Stratford-Upon-Avon, CV37 6HT



The Property

Number 18 occupies a prime residential location just moments away from Stratford upon Avon town centre. The current owners have thoughtfully and comprehensively remodelled the layout and interior retaining its original Edwardian features to create an amazing family home with beautifully presented rooms. As you walk through the house to the rear it becomes contemporary and geared towards modern life.

Internal viewing is strongly recommended to appreciate the standard and scale of accommodation on offer.

As you approach the house you are greeted with an enclosed porch and beautifully stained glass door, leading into the entrance hall with oak flooring to a characterful sitting room located to the front of the property with high ceilings, a large bay window, oak flooring and a fireplace with log burner. A second sitting room with oak flooring, log burner and access to the rear garden. From the hall there is a WC and also access to the cellar which benefits from heating.

Continuing through the hallway you enter a modern stunning breakfast/family room with a brand new fitted kitchen with vaulted roof light. The kitchen offers ample storage with Neff appliances, oven, hob, built in fridge/freezer, dishwasher. The room is split into dining and lounge area, creating a perfect family room. Patio doors lead onto the garden.

To the first floor, there are three good size double bedrooms all with en-suites, newly decorated and carpeted and a fourth large en-suite bedroom on the second floor with lovely views across the rooftops towards Holy Trinity Church.







Externally, there is a pleasant sunny enclosed walled garden to the rear, with paved terrace, shed and planted borders and a pedestrian gate leading to Chestnut Walk. Parking for one car is in a private car park off Evesham Place, additional on road parking permits can be obtained from Stratford upon Avon District Council at a cost of £25 per annum per car.

NB: In accordance with Section 21 of the Estate Agents Act 1979, we hereby declare that a member of Vaughan Reynolds Estate Agents staff has a personal interest in the sale of this property.

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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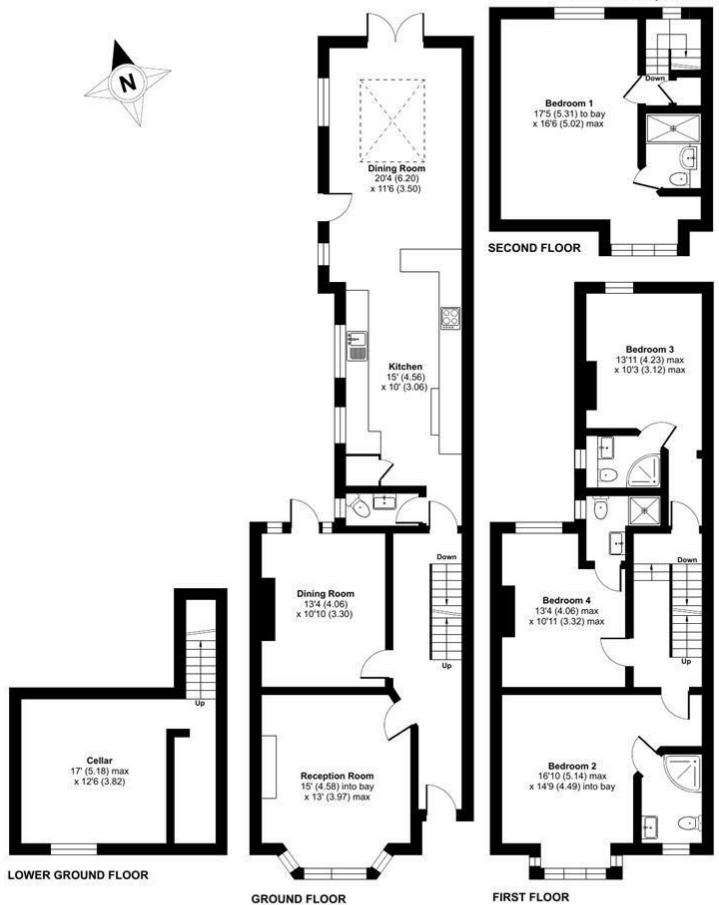


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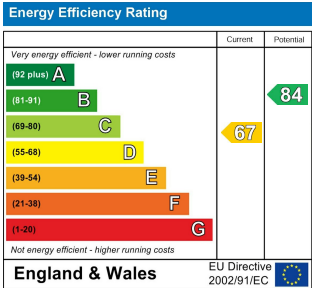


Evesham Place, CV37

Approximate Area = 2159 sq ft / 200.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Vaughan Reynolds. REF: 1275824



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 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 representation or warranty whatsoever in relation to this property.

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