



**VAUGHANREYNOLDS**  
ESTATE AGENTS

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





### The Property

A Striking Edwardian Residence Beautifully Reimagined for Contemporary Living

Perfectly positioned in the very heart of Stratford-upon-Avon, 18 Evesham Place is a beautifully restored and remodelled Edwardian home that offers exceptional town-centre living just a short stroll from the town's celebrated amenities, theatres, shops, restaurants, and riverside walks.

Set on one of Stratford's most desirable residential roads, this elegant period property has been thoughtfully reconfigured by the current owners to create a truly stunning family home. With its original character carefully preserved—high ceilings, bay windows, oak floors, and feature fireplaces—the home seamlessly transitions into a contemporary, light-filled living space at the rear, perfectly suited to modern lifestyles.

### Ground Floor – Elegance Meets Everyday Comfort

Upon arrival, a vestibule and striking stained glass front door lead into the welcoming entrance hall, setting the tone with oak flooring and an air of quiet sophistication.

To the front, the main sitting room offers timeless charm, featuring a generous bay window, high ceilings, oak floors, and a wood-burning stove nestled in a period fireplace—perfect for cosy evenings in. A second reception room mirrors this character and provides direct access to the rear garden, also enhanced by a log burner and warm oak flooring.

From the hallway there is access to the cellar, which benefits from full heating—ideal for additional storage, a wine cellar, or hobby space. There is a downstairs WC.

The heart of the home lies at the rear: a truly impressive open-plan kitchen, dining and family room, flooded with light from a vaulted skylight and full-width patio doors. The newly installed kitchen features a sleek, high-spec finish with Neff appliances, including an oven, hob, integrated fridge/freezer, and dishwasher, along with ample storage and stylish surfaces. This inviting space is clearly designed for both day-to-day family life and entertaining on a larger scale.











### First & Second Floors – Space, Light and Luxury

Upstairs, the property continues to impress with three generously sized double bedrooms, each tastefully decorated, newly carpeted, and boasting its own private en suite—offering both comfort and convenience for family members and guests alike.

The second floor hosts the principal bedroom suite, a spacious retreat enjoying elevated views across the rooftops towards the historic Holy Trinity Church. The accompanying en suite is finished to a high standard, creating a peaceful and private sanctuary.

### Outside Space and Parking

To the rear, a sunny walled garden provides a tranquil and secure outdoor space, with paved terrace, mature planting, and a garden shed. A pedestrian gate offers convenient rear access onto Chestnut Walk.

The property includes private parking for one vehicle in a nearby car park just off Evesham Place. Additional on-street residents' permits are available from Stratford-upon-Avon District Council at a nominal cost.

### A Rare Opportunity in the Heart of Stratford

18 Evesham Place offers the rare combination of period charm, cutting-edge interior design, and an enviable central location. Ideal for those seeking a sophisticated and low-maintenance town centre lifestyle, this is a home where timeless elegance meets everyday luxury.

Internal viewing is essential to appreciate the quality, scale, and style of this exceptional residence.

### 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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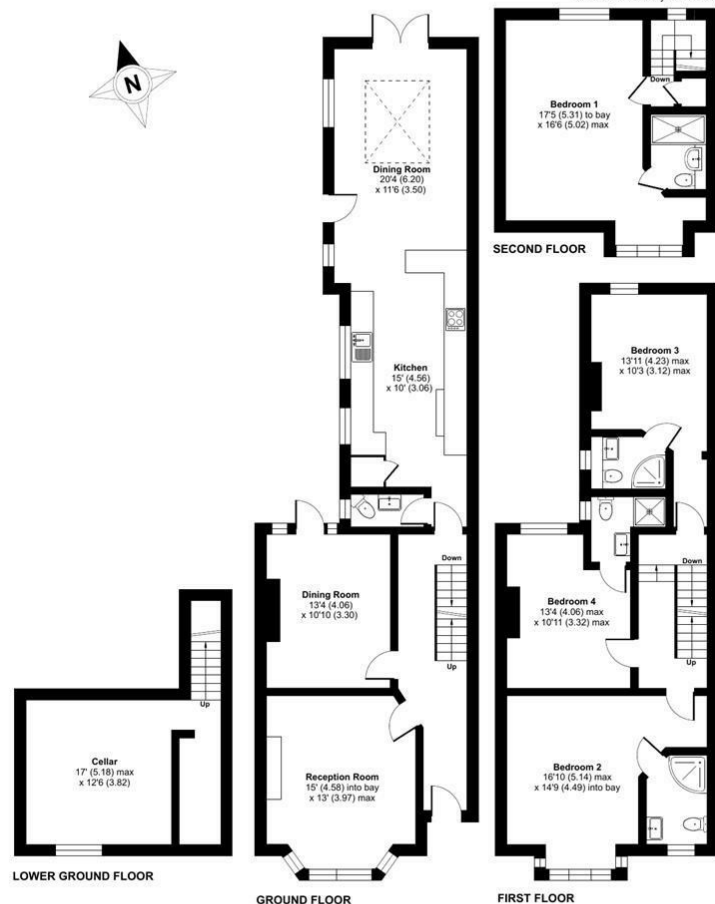




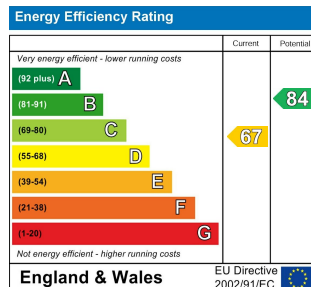
## Evesham Place, CV37

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.

N.B. 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.

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

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