

VAUGHANREYNOLDS
ESTATE AGENTS

12 Mayfield Avenue

About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan
Director



Ginny Vaughan
Director



Matt Reynolds
Director



12 Mayfield Avenue, Stratford-Upon-Avon, CV37 6XB

Tucked away on the ever-desirable Mayfield Avenue, just a short stroll from the heart of Stratford-upon-Avon, Belmont House is a beautifully proportioned Edwardian semi-detached home that effortlessly combines period charm with modern sophistication. Offering over 2,670 sq ft of living space across three floors, this substantial five-bedroom home is full of character, comfort and a sense of warmth that's felt the moment you step through the front door.

- Reception Hall & WC
 - Drawing Room
 - Snug
- Impressive Dining Kitchen
- Five Generous Bedrooms
 - Bathroom & En-suite
- Mature Enclosed Garden
- Ample Off Road Parking
 - Viewing Essential
 - No Upward Chain



3



5



2



From the welcoming entrance hall, you're immediately drawn into the generous drawing room, bathed in natural light from its dual-aspect windows and centred around a classic fireplace—an ideal setting for both everyday living and more formal entertaining. Across the hall, a separate snug or second reception room offers a cosier retreat, complete with a charming log burner, perfect for quieter moments or relaxed evenings in.

At the heart of the home lies the impressive breakfast kitchen—a space that is as functional as it is beautiful. Bespoke fitted cabinetry is set against striking quartz work surfaces, with premium branded appliances integrated seamlessly. A herringbone wood floor adds a touch of texture and heritage style, while the glazed roof lantern and French doors to the garden flood the space with light, making it the perfect place for everything from lazy Sunday brunches to lively family gatherings.



Upstairs on the first floor, you'll find three generously sized double bedrooms, including the spacious principal suite which features a stylish en-suite bathroom complete with both bath and separate shower. A well-appointed family bathroom serves the remaining bedrooms on this level. On the top floor, two further double rooms offer incredible versatility—ideal as additional bedrooms, a home office, playroom, or creative studio.

Belmont House is perfectly positioned to enjoy everything Stratford-upon-Avon has to offer—a short walk from the town centre, with its riverside walks, theatres, shops and restaurants, yet set within a quiet, residential setting.

Whether you're searching for a forever family home, a spacious town base, or simply somewhere with character and space to breathe, Belmont House welcomes you with open arms.





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.



GROUND FLOOR

Reception/Hall

Drawing Room

28'2 x 16'7" (8.58m x 5.06)

Reception Room

17'2 x 12'9 (5.22 x 3.88)

Dining Room

12'8 x 10'3 (3.86 x 3.13)

Kitchen

15'9 x 15'3 (4.8 x 4.65)

FIRST FLOOR

Bedroom One

17'2 x 15'3 (5.22 x 4.64)

En-Suite

Bedroom Two

17'2 x 12'9 (5.24 x 3.89)

Bedroom Three

12'10 x 10'7 (3.91 x 3.23)

Bathroom

SECOND FLOOR

Bedroom Four

16'10 x 12'5 (5.14 x 3.79)

Bedroom Five

16'1 x 12'7 (4.90 x 3.83)

OUTSIDE

Shed

13'3 x 7'4 (4.03 x 2.24)

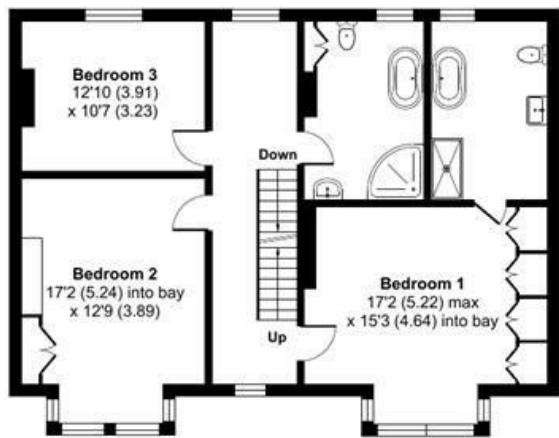
Summer House

7'10 x 7'10 (2.39 x 2.39)

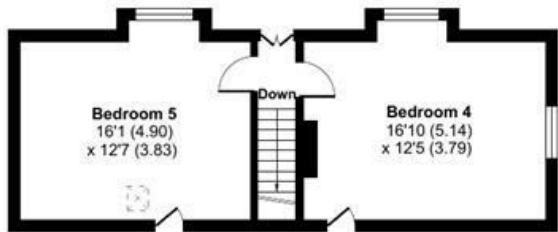


Mayfield Avenue, Stratford-upon-Avon, CV37

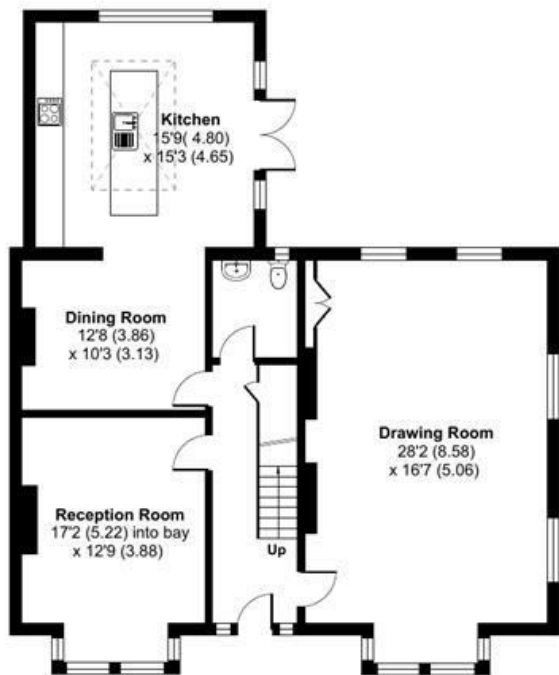
Approximate Area = 2674 sq ft / 248.4 sq m
Outbuilding = 148 sq ft / 13.7 sq m
Total = 2822 sq ft / 262.1 sq m
For identification only - Not to scale



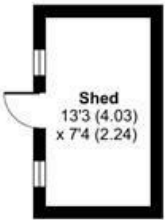
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



OUTBUILDING 1



OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Vaughan Reynolds. REF: 1276026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.

VAUGHANREYNOLDS
ESTATE AGENTS