



VAUGHANREYNOLDS
ESTATE AGENTS

3 Bosworth Avenue
Stratford-Upon-Avon, CV37 7RZ



The Property

Built in 2016 by the renowned developer Charles Church, this beautifully presented four-bedroom home has been finished to a great standard and continues to impress nearly a decade on. Stylish, spacious, and thoughtfully enhanced, it offers superb modern living in a prime residential setting just moments from the historic heart of Stratford-upon-Avon

This attractive double-fronted property enjoys a prominent position within the development and benefits from a range of quality upgrades including a conservatory, an additional en-suite shower room, and a delightfully landscaped rear garden—creating a home that balances comfort, functionality and charm.

Inside, the accommodation is well laid out and versatile. A welcoming entrance hall features useful under-stairs storage and leads through to a spacious sitting room, which flows seamlessly into the light-filled conservatory—ideal for relaxing or entertaining. There's also a separate dining room that doubles perfectly as a study, offering flexible use of space to suit modern lifestyles.

The well-appointed breakfast kitchen is the heart of the home, complete with ample cabinetry, generous worktops, a bank of appliances and space for a dining table and chairs.

Upstairs, there are four well-proportioned bedrooms, two of which benefit from en-suite facilities, in addition to a stylish family bathroom.







Outside, the rear garden has been beautifully landscaped with shaped lawns, patio terraces, a decked seating area, and an array of mature shrubs, offering a tranquil retreat and ideal space for outdoor entertaining. A double-opening personnel door leads to the single garage, with tandem parking available to the front.

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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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.

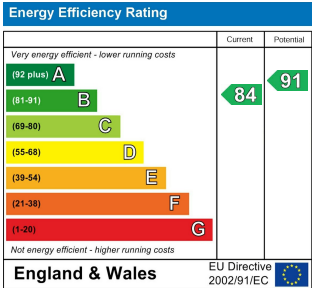
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

Local Authority: Stratford, Council Tax Band F

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