



**VAUGHANREYNOLDS**  
ESTATE AGENTS

3 Venus Way  
Stratford-Upon-Avon, CV37 7FB



## The Property

Nestled within a select development just off the sought-after Banbury Road, 3 Venus Way presents a rare opportunity to own a contemporary, architect-designed home in one of Stratford-upon-Avon's most established and desirable locations—south of the river and within easy reach of the town's renowned attractions, shops, dining, and cultural amenities.

Built in 2017 by a highly regarded local developer known for exceptional attention to detail and quality craftsmanship, this stylish home combines sleek modern design with practical living spaces ideal for a variety of lifestyles. The high-specification finish remains impressively current, making it perfect for those seeking a turnkey property.

The thoughtfully planned layout begins with a welcoming reception hall, leading to a generous sitting room and a versatile study, ideal for home working or quiet retreat. A spacious open-plan kitchen and family living area is the heart of the home, with doors opening onto the garden—perfect for both entertaining and everyday family life. A separate utility/boot room and a guest WC complete the ground floor.

Upstairs, the home continues to impress with four well-proportioned bedrooms, including two with modern en-suite shower rooms, and a luxuriously appointed family bathroom.

Outside, the property is well positioned within its plot and benefits from an oversized single garage, along with private driveway parking for two vehicles.





Whether you're upsizing, relocating, or simply looking for a high-quality modern home in a prime location, 3 Venus Way offers an exceptional lifestyle opportunity in the heart of Stratford-upon-Avon.

### 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. N.B. All residents of Venus Way contribute to the upkeep and maintenance of the drive.

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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Venus Way, Stratford-upon-Avon

Approximate Gross Internal Area  
House = 162.7 sq m / 1751 sq ft (Excluding Void)  
Garage = 20.1 sq m / 216 sq ft  
Total = 182.8 sq m / 1967 sq ft

