



VAUGHANREYNOLDS
ESTATE AGENTS

22 Rose Crescent
Dodwell, Stratford-Upon-Avon, CV37 9TB



The Property

Situated on one of the most desirable plots within the sought after Dodwell Park development, this exceptional 45' x 20' luxury park home offers open rural views and beautifully maintained gardens to three sides and is adjacent to the footpath to the river Avon. The property enjoys a peaceful corner setting and includes the rare benefit of a private garage and driveway, making it a standout choice for those seeking comfort and convenience in a semi-rural environment.

The interior is immaculately presented, featuring a stylish, modern dining kitchen with integrated fridge/freezer. From here, bi-fold doors lead out onto a walk-out balcony and terrace—perfect for enjoying morning coffee or evening sunsets while taking in the uninterrupted countryside views. A door then leads off to a useful utility room and onward to a versatile, bright and spacious living area, three rooms have TV points. The home includes two generously sized double bedrooms, the principal with a private en-suite shower room, and a contemporary principal bathroom. A central hallway provides a natural flow throughout the home, and a separate home office offers a quiet space ideal for remote work or hobbies. All light fittings, curtains and blinds are included.

Externally, the beautifully maintained south facing gardens extend to all sides, laid mainly to lawn with mature planted borders providing an increased sense of privacy. There is additional parking to the fore of the garage.





Finished to a high standard with gas central heating and double glazing, this elegant home offers year-round comfort in a secure and welcoming community. Just a short drive from the historic market town of Stratford-upon-Avon, it combines rural tranquillity with access to excellent local amenities. This is a rare opportunity to acquire a beautifully maintained home in a sought-after location, and viewings are strongly recommended to fully appreciate all it has to offer.

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.



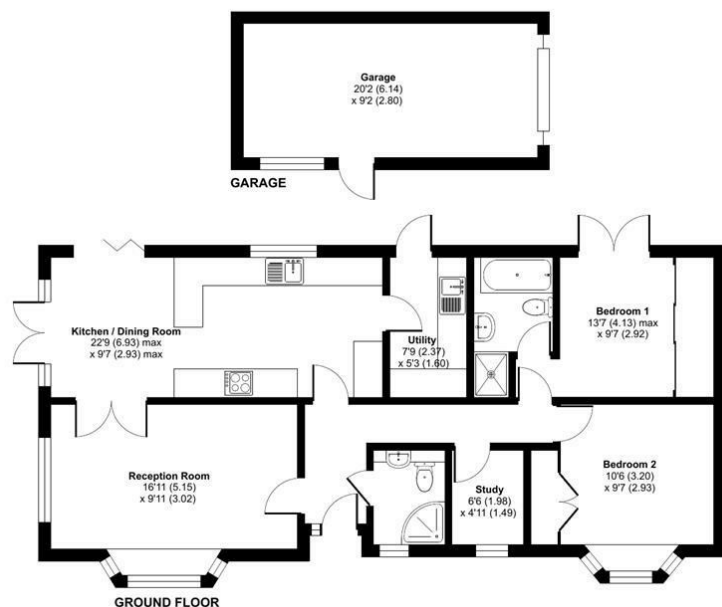
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Approximate Area = 914 sq ft / 84.9 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1099 sq ft / 102 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). © nicherecom 2025. Produced for Vaughan Reynolds. REF: 1329807

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: Dodwell Park is set in a friendly community atmosphere with full 12 month residential occupancy and being available exclusively for those over the age of 55. We have been advised there is a monthly pitch fee payable of £202.42. We have not seen evidence and this should be confirmed with a solicitor before exchange of contracts.

Services: Mains electricity, LPG gas and drainage are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band A

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.

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