



VAUGHANREYNOLDS
ESTATE AGENTS

76 Grange Road
Bearley, Stratford-Upon-Avon, CV37 0SF



The Property

Nestled in the charming and leafy village of Bearley, just a short drive from historic Stratford-upon-Avon and with Henley-in-Arden close by, this well-presented three-bedroom semi-detached home offers a perfect balance of countryside peace and everyday convenience.

Set back from the road behind a double-width driveway, this semi detached home enjoys a sense of privacy and space, with a generous mature rear garden and a light, airy interior.

Step inside to find a welcoming entrance hall leading to a modern ground floor bathroom with WC, a bright and spacious through lounge, and a newly refitted kitchen—all finished with a touch of eclectic flair that brings character to the home. A covered side lobby connects the front and rear gardens and includes two useful storage rooms, ideal for bikes, tools, or outdoor gear.

Upstairs, a central landing gives access to three well-proportioned bedrooms and a separate WC, making the layout both practical and family-friendly.

The rear garden is a standout feature—laid mainly to lawn, with a large gravelled area, raised decked seating space, and mature planted borders, creating a private and versatile outdoor retreat for relaxing or entertaining.





Whether you're looking for your first family home or a peaceful base within reach of the Cotswolds, 76 Grange Road offers a rare opportunity to enjoy village living with style and substance.

The Location

Bearley is a popular Warwickshire village lying approximately five miles north of Stratford-upon-Avon. It is surrounded by attractive open countryside yet lies only five miles from Stratford-upon-Avon, which offers an extensive range of excellent shopping, sporting, cultural, social and recreational amenities.

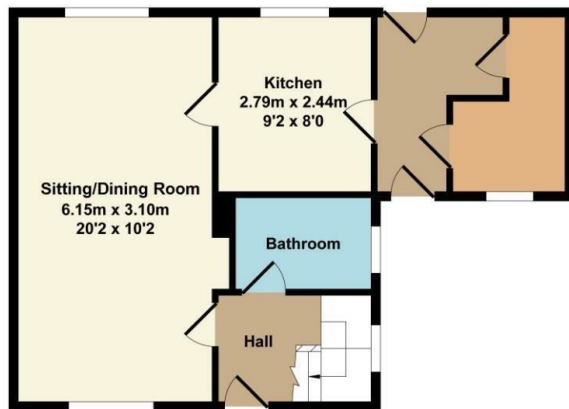
The village enjoys the benefit of its own village hall, historic church, popular golf course and gliding club, whilst Bearley Railway Station provides regular train services between Stratford-upon-Avon and Birmingham, all of which are located within easy reach. Junction 15 of the M40 motorway lies approximately six miles distant, enabling fast travelling throughout the Midlands conurbation and beyond, whilst there are regular mainline train services from Warwick Parkway to London.



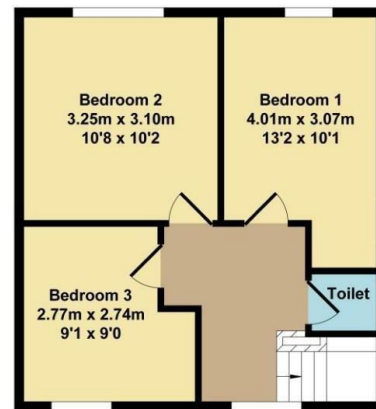
Grange Road, Bearley

Total Approx. Floor Area 78.0 Sq.M. (840 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 43.30 Sq.M.
(466 Sq.Ft.)



First Floor
Approx. Floor
Area 34.70 Sq.M.
(374 Sq.Ft.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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 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 C

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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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