



VAUGHANREYNOLDS
ESTATE AGENTS

Meadow Court, 73 Shottery Road
Stratford-Upon-Avon, CV37 9QQ



The Property

Positioned along one of Stratford-upon-Avon's most sought-after addresses, Meadow Court is a truly exceptional detached home, exuding period charm with the grace of modern family living. Believed to have been constructed in the 1920s using traditional Tudor techniques, the house features a striking timber-framed core structure, proudly displaying the craftsmanship and architectural integrity that defines its character.

Behind its timeless façade, the property has been thoughtfully extended to provide a beautifully proportioned and versatile home. A warm and inviting entrance hall leads the way into a generous living room, where a feature fireplace forms the heart of the space. Adjacent to this is a formal dining room, ideal for entertaining, which flows seamlessly from the main reception hall.

An inner lobby gives access to a cloakroom with WC and a spacious utility room. From here, the home steps down into a truly impressive family dining kitchen—a light-filled and expansive space complete with an extensive array of built-in storage, granite worktops, and double doors that open out onto the garden, inviting a relaxed, sociable lifestyle with effortless indoor-outdoor living.

Upstairs, the first floor presents four well-proportioned bedrooms. The principal suite includes a private en-suite bathroom, while a separate and stylish shower room serves the remaining rooms, providing ample space and comfort for a growing family or visiting guests.







Set well back from the road within its own generous and established grounds, the house enjoys a private, tree-lined setting which extends to approximately 0.3 acres. Gardens wrap around all sides of the home, offering expanses of lawn, mature planting, and multiple terraces perfect for entertaining, relaxing, or enjoying the changing seasons. A large gravel driveway leads to an oversized double garage with an electric door, offering excellent storage and secure parking. Above the garage is a versatile storage space. Attached to the garage is a charming sunroom, perfectly suited for summer gatherings, or as a peaceful garden retreat. Tucked away in the small orchard on the east side is a sizeable garden chalet currently used for storage, it has size and potential for a garden office.

Ideally located, Meadow Court lies within easy reach of excellent local amenities, including highly regarded schools, shops, and Stratford's celebrated cultural and leisure offerings. Just a short walk away is Anne Hathaway's Cottage and the historic centre of Stratford-upon-Avon, providing both heritage appeal and modern convenience.

The immediate neighbouring houses are of a similar style and quality but the mature shrubs and hedges at Meadow Court offer great privacy from them. Another bonus is that Meadow Court is situated just opposite Shottery Fields, a quiet haven for dog lovers and walkers alike.

This is a home of rare quality and timeless elegance—one that offers not only space and comfort but also a sense of history and place. A truly unique opportunity in one of Warwickshire's most desirable residential areas.





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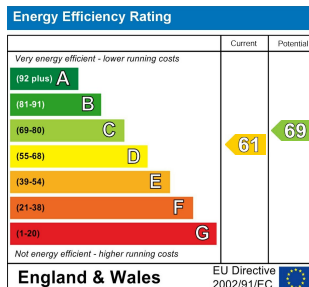
0.30 acre(s)

SLO



Total area: approx. 206.7 sq. metres (2265.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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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