



VAUGHANREYNOLDS
ESTATE AGENTS

41 Ely Street
Stratford-Upon-Avon, CV37 6LN



The Property

Tucked discreetly behind an unassuming frontage, 41 Ely Street is a beautifully presented and surprisingly spacious three-bedroom period home, ideally located in the heart of Stratford-upon-Avon's historic centre. Part of the town's revered Historic Spine, Ely Street is steeped in heritage—yet this particular property has been thoughtfully modernised, offering a seamless blend of period character and everyday practicality.

Behind its modest façade lies a well-designed linear layout that offers generously proportioned rooms, high ceilings, and excellent natural light. From the moment you step inside, you're welcomed by an inviting entrance hall, with a stylish ground floor shower room and WC conveniently off to one side. This leads into a spacious open-plan lounge and dining room, where exposed beams, a brick-faced fireplace with inset fire, and traditional features create a warm and inviting atmosphere—ideal for both relaxing and entertaining.

The modern kitchen is fitted with sleek units and integrated appliances, providing ample workspace and direct access to the rear garden.

Upstairs, a central landing leads to three well-sized bedrooms, all with fitted wardrobes, offering both comfort and functionality and the principal bathroom.

The rear garden is thoughtfully arranged into two defined areas. The first is a low-maintenance terrace, bordered by mature shrubs—perfect for morning coffee or summer dining. Beyond this lies a private, gated parking area for one car—a true rarity for a house of this style and location. This space could just as easily serve as additional garden, depending on your needs.







Positioned just a stone's throw from the Royal Shakespeare Theatre, the River Avon, and a host of independent shops, cafés, and fine dining spots, 41 Ely Street enjoys an enviable location at the very heart of Stratford-upon-Avon. It's ideal for those seeking a lifestyle property - be it as a full-time residence, a stylish town-centre base - or even a high-end holiday let, capitalising on Stratford's year-round tourism.

41 Ely Street is a rare gem, offering period charm, modern comforts, and valuable outdoor space in one of Stratford's most sought-after addresses. Early viewing is highly recommended.

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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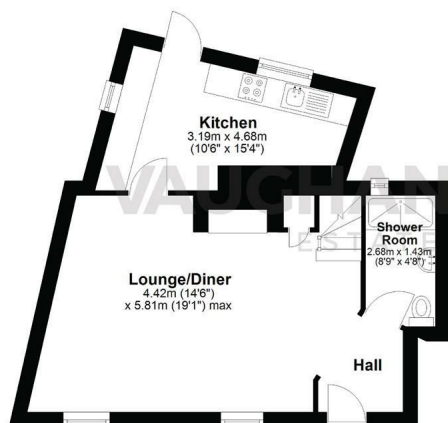
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Ground Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



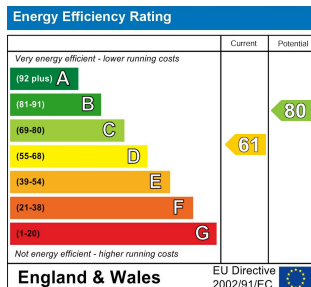
First Floor

Approx. 46.2 sq. metres (497.1 sq. feet)



Total area: approx. 91.8 sq. metres (988.6 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

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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