



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Flat 36C, Sheep Street  
Stratford-Upon-Avon, CV37 6EE





## The Property

Set within a Grade II listed 17th-century building, beautifully reimagined for modern living, this stylish garden apartment combines period heritage with contemporary design. Once a traditional townhouse on Sheep Street—originally a bustling trading route for livestock—the property now forms part of a thoughtfully converted mixed-use block, featuring private residences above and a commercial unit at street level.

This ground floor, one-bedroom apartment offers a rare balance of charm and practicality in the very heart of Stratford-upon-Avon.

Inside, a light-filled open-plan living and kitchen area is finished to a high standard, with sleek work surfaces, integrated appliances, and ample storage. From here, doors open to a private terrace, perfect for morning coffee or evening relaxation. A useful utility room adds everyday convenience.

The double bedroom is complemented by a modern bathroom, fitted with a crisp white suite and attractive tiling. While the interiors feel fresh and contemporary, original details and the building's historic fabric give the apartment a true period heart.

Private outside space in such a central location is exceptionally rare, making this apartment particularly special. Whether as a permanent home, a second residence, or a holiday retreat (holiday lets permitted), it offers superb versatility.

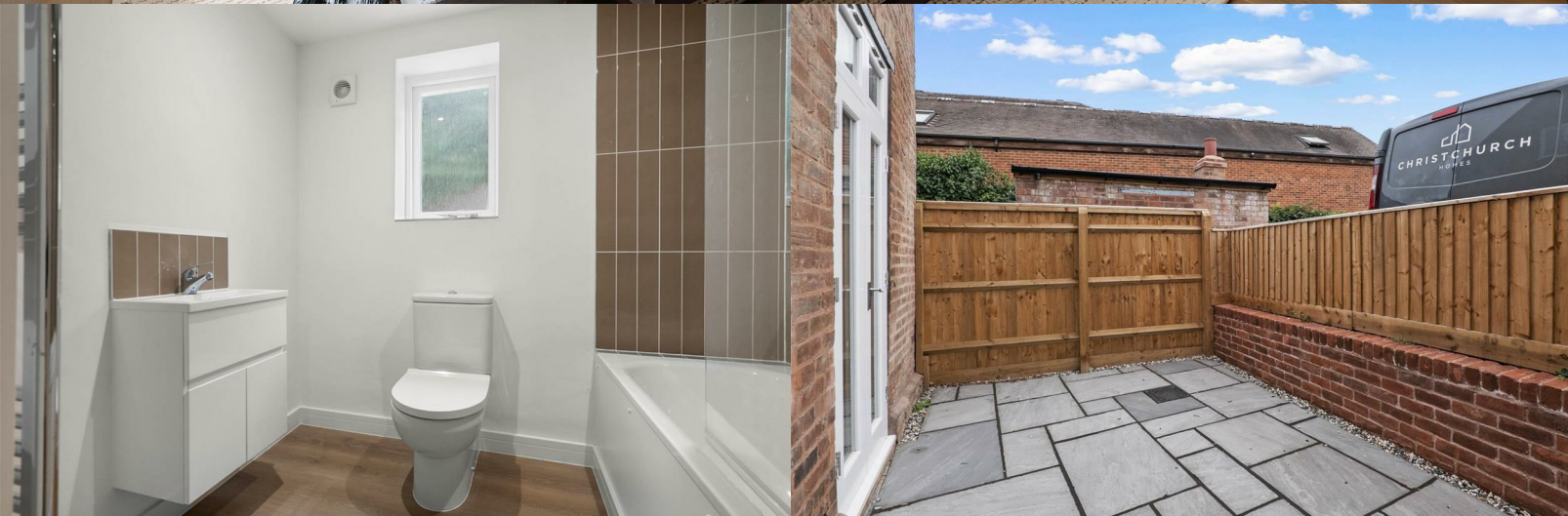




## The Location

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.



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 Leasehold with vacant possession upon completion of the purchase. 999 years lease from 2025. Service Charge is £1304.24 per annum.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band

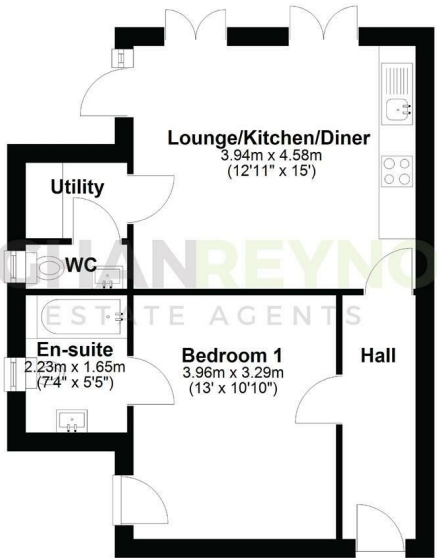
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Ground Floor  
Approx. 44.3 sq. metres (476.9 sq. feet)



Total area: approx. 44.3 sq. metres (476.9 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.

