



VAUGHANREYNOLDS
ESTATE AGENTS

5 The Sett, Loxley Road
Stratford-Upon-Avon, CV37 7FW



The Property

Completed in 2023 by the highly regarded developer McKenzie Miller, 5 The Sett forms part of a boutique development that has quickly established itself in one of the area's most desirable settings. Its location perfectly balances convenience and lifestyle, with the town centre in one direction, rolling countryside in the other, and easy access to a selection of vibrant nearby villages.

The specification throughout is exceptional, with high-quality fixtures and fittings complemented by underfloor heating and thoughtful finishing touches. The current owner has further elevated the home with tasteful décor and furnishings, creating a welcoming atmosphere with a distinctly modern edge.

The house occupies a premium position within the development, enjoying an open aspect to the front, three private parking bays, and a beautifully maintained fore garden. Inside, the wide entrance hall sets the tone with tiled flooring, an oak-topped balustrade, useful under-stairs storage and a stylish guest cloakroom. To the front, the lounge offers a relaxing retreat with a feature bay window. At the heart of the home is the impressive open-plan kitchen and dining space, fitted with a generous range of shaker-style cabinetry, sleek quartz worktops, and integrated branded appliances and air conditioning. The dining area is finished with tiled flooring and illuminated by bi-fold doors opening directly to the landscaped garden. A separate utility/boot room provides practical everyday convenience.

Upstairs, a galleried landing leads to three well-proportioned bedrooms and a superb principal bathroom featuring full wall and floor tiling, bath, separate enclosed shower, WC and wash basin. The main bedroom also enjoys air conditioning and a stylishly appointed en-suite shower room.







The rear garden has been transformed into a striking contemporary outdoor living space. Paved terraces and pathways edged with contrasting blockwork are softened by evergreen beds, with concealed feature lighting creating a magical evening ambiance. A covered patio area provides the perfect setting for alfresco dining and year-round entertaining.

This exquisite home is offered with the balance of its NHBC warranty, providing peace of mind to match its undeniable style and quality.

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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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.

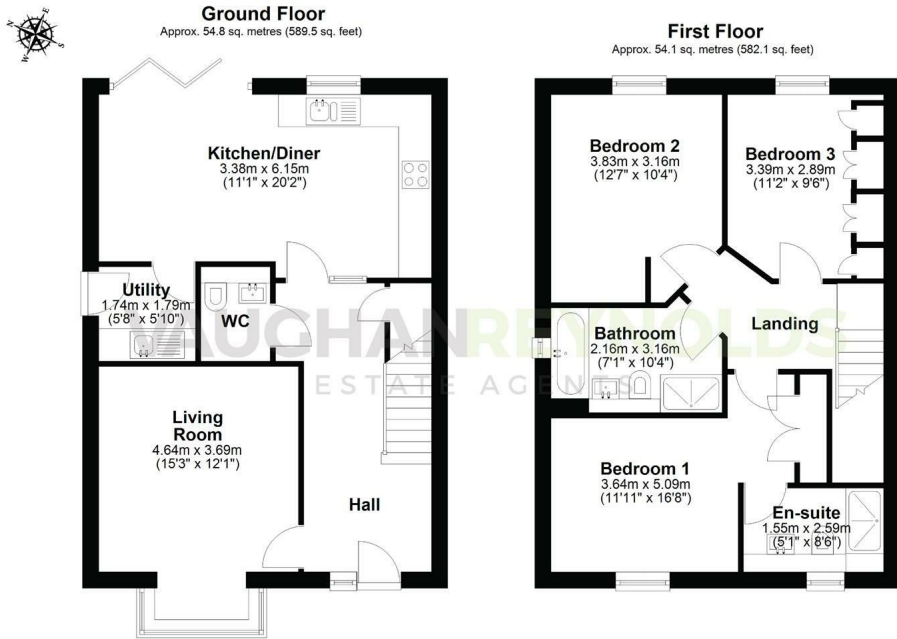
Tenure: The property is Freehold with vacant possession upon completion of the purchase. There is an estate charge of approximately £450 bi-annually.

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

Local Authority: Stratford, Council Tax Band E

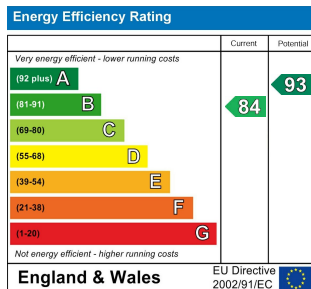
In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This 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.

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.



Total area: approx. 108.8 sq. metres (1171.6 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.



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