



VAUGHANREYNOLDS
ESTATE AGENTS

23 Hawthorn Place
Stratford-upon-Avon, CV37 7FJ



The Property

This home showcases outstanding quality and numerous upgrades throughout, presenting a flawless combination of contemporary elegance and practicality.

As you step inside, a spacious and beautifully crafted entrance hall greets you, complete with a handy storage cupboard. The property features a well-equipped cloakroom/utility area with a low-level w.c. washbasin and washing machine and tumble-dryer. The sitting room, embellished with a double-glazed bay window at the rear, seamlessly connects to the stylish kitchen through double doors.

The kitchen serves as a central hub for family gatherings and entertaining. It is equipped with a range of matching wall and base units topped with a Quartz work surface, along with integrated appliances such as a five-ring gas hob, electric double oven, dishwasher, and fridge freezer. French doors lead out to the garden, creating an ideal setting for alfresco dining.

A dedicated study and double-glazed windows at the front elevation enhance the functionality of the space.

On the first floor, the property includes a main bedroom with an en-suite, in addition to a guest bedroom which also has an en-suite. Two further bedrooms are served by a well-appointed family bathroom.







Exterior and Parking

The south facing landscaped rear garden is a peaceful retreat, featuring a well-kept lawn and thoughtfully arranged patio areas for privacy and a large garden shed.

A double garage, equipped with electric and lighting, includes an electric car charging point. The driveway offers ample parking space for up to six vehicles.

Additional Information

The property still has remaining NHBC guarantee.

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.





3



4



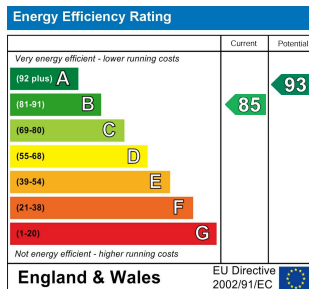
3





Total area: approx. 184.4 sq. metres (1985.4 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 G

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.

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk