



VAUGHANREYNOLDS
ESTATE AGENTS

148 Banbury Road
Stratford-Upon-Avon, CV37 7HU



The Property

The property is a traditional bay-fronted detached residence, set back from the road behind a generous in-and-out driveway and located in one of Stratford-upon-Avon's most desirable residential areas. Perfectly positioned within easy reach of the town's wealth of attractions, shops and amenities, the property combines charm with generous proportions and offers scope for renovation.

The house has been thoughtfully extended to provide additional space, currently arranged as an annexe with its own entrance. This versatile area serves perfectly as overflow accommodation for guests or as an independent living space for a relative, yet it also offers the opportunity to be reconfigured.

An enclosed porch welcomes you into the property and leads to the main reception hall, where a cloakroom/WC adds convenience. To the front, a formal dining room with a bay window creates an elegant space for entertaining, while to the rear, an extended living room opens through patio doors onto the garden. The breakfast kitchen has ample storage, making it a natural hub of the home. Upstairs, there are three well-proportioned bedrooms, a shower room and a large eaves storage room.

The annexe / linked accommodation includes a kitchen, two further rooms and a WC to the first floor. It proceeds from a study and a conservatory that opens onto the garden. This layout ensures genuine flexibility for a variety of uses.

Outside, the property enjoys a wonderful due-south aspect, with a large mature garden laid mainly to lawn and interspersed with established flower beds, trees and shrubs that create a strong sense of privacy and tranquility. A door provides access to the rear of the garage, which has an up-and-over door to the front

This a rare opportunity to acquire a characterful home with space, versatility, scope for renovation and a prime Stratford address, all complemented by a generous plot and beautifully sunny garden.







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.

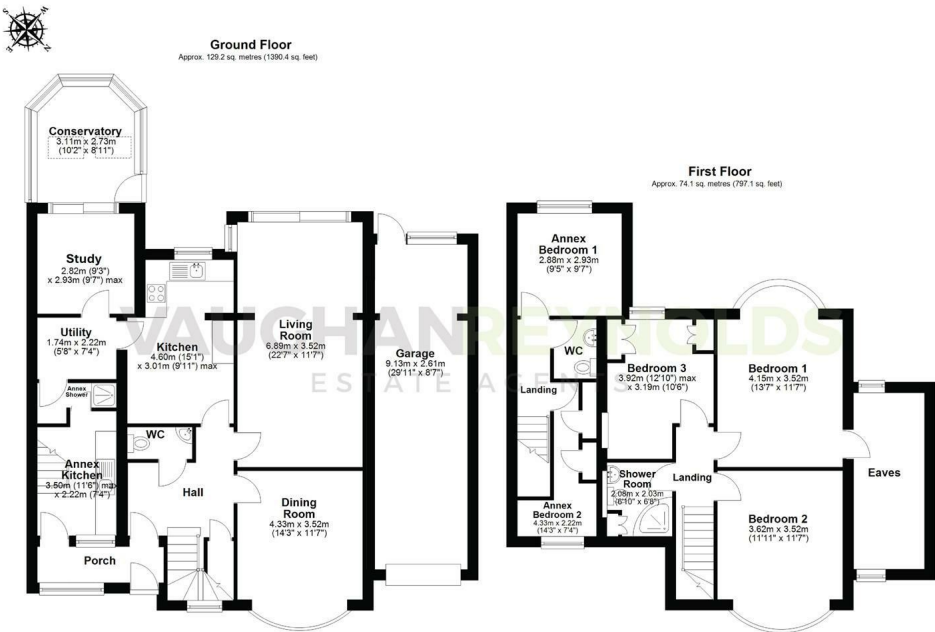
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

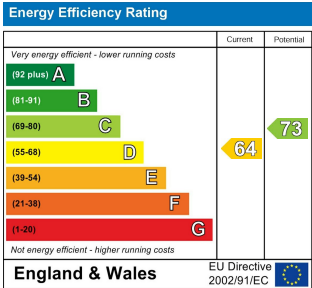
Local Authority: Stratford, Council Tax Band F

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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. 203.2 sq. metres (2187.5 sq. feet)
DISCLAIMER - Floor plans 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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