



VAUGHANREYNOLDS
ESTATE AGENTS

Cedarwood House, Bordon Hill
Stratford-Upon-Avon, CV37 9RX



The Property

Cedarwood House is a one-of-a-kind detached residence, individually designed and constructed in the early to mid-1950s using traditional methods alongside the modern materials of its era. Its attractive mock-Tudor façade hints at the home's character, while inside the generous proportions are complemented by a substantial two-storey extension to the side, which created additional living space and the welcome practicality of an attached double garage.

Set within a mature and well-established plot of around 0.28 acre, the house enjoys an enviable position on the fringe of Stratford-upon-Avon, offering the perfect balance of easy access to the town's amenities in one direction and open countryside in the other.

The accommodation begins with an inviting reception hall and guest cloakroom, leading through to a generous living room with feature fireplace and dual aspect windows. A formal dining room provides an ideal setting for entertaining, while the breakfast kitchen offers ample space for family dining. A second cloakroom and a versatile utility/boot room connect seamlessly to the oversized double garage, ensuring the home is as practical as it is appealing.

Upstairs, a central galleried landing leads to five spacious bedrooms and a family bathroom. The two largest bedrooms both enjoy the benefit of en suite shower rooms, making this home well suited to modern family life.

Externally, the property is surrounded on three sides by mature gardens, mainly laid to lawn and complemented by well-stocked borders with established shrubs and trees that provide excellent privacy. A paved terrace adjoins the living room, creating the perfect space for relaxing or entertaining outdoors during the summer months. To the front, a generous block-paved driveway offers ample parking for several vehicles and leads directly to the double garage.







Cedarwood House has been thoughtfully cared for over the years and stands ready for its next chapter. While the interior would now benefit from modernisation, it provides the perfect opportunity for a new owner to create a truly individual family home, tailored to their own style and needs, in one of Stratford's most desirable settings.

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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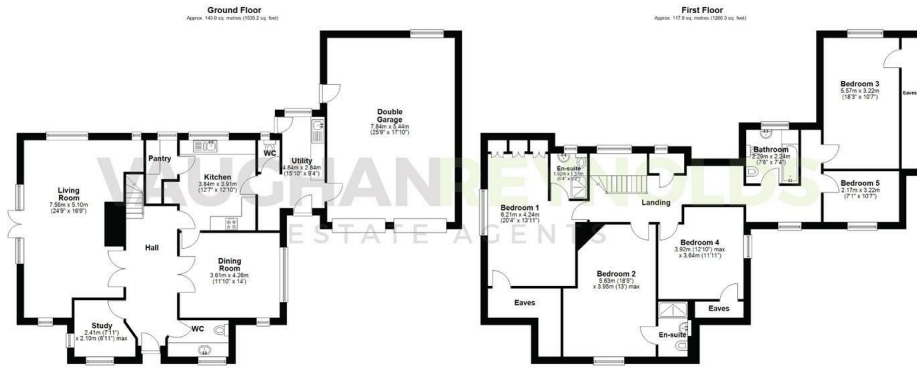
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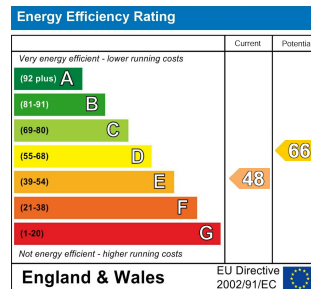


0.28 acre(s)



Total area: approx. 250.0 sq. metres (2690.0 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 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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