



VAUGHANREYNOLDS
ESTATE AGENTS

19a Sunset Drive
Dodwell, Stratford-Upon-Avon, CV37 9TA



The Property

A modern park home in a welcoming over-55s community

This beautifully presented detached park home, built in 2024 by Fairway Homes, combines modern comfort with peace of mind, thanks to the remaining term of its 10-year Platinum Seal warranty.

Tucked away in a quiet position at the heart of Dodwell Park, the property enjoys a wrap-around plot with private parking for one car, offering both privacy and convenience. As one of the area's most popular and established residential parks, Dodwell Park allows residents over 55 to enjoy full 365-day occupancy, unlike many holiday-only developments.

Inside, an inviting reception hall leads into a generous L-shaped lounge and dining room, filled with natural light and ideal for entertaining or relaxing. The well-equipped kitchen provides practical modern facilities, while the layout flows naturally through to the two bedrooms – each with fitted wardrobes to maximise storage. The principal benefits from its own en-suite shower room, and there is also a separate shower room for guests. Additional hallway storage ensures everything has its place.

Combining style, practicality and affordability, this home is perfect for those seeking a welcoming community lifestyle within easy reach of the rich culture and amenities of Stratford-upon-Avon.





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.





Ground Floor

Approx. 64.1 sq. metres (690.4 sq. feet)



Total area: approx. 64.1 sq. metres (690.4 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 a standard park lease agreement with vacant possession upon completion of the purchase. Service Charge £222.39 per month.

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

Local Authority: Stratford, Council Tax Band A

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