



**VAUGHANREYNOLDS**  
ESTATE AGENTS

12 Manor Green  
Stratford Upon Avon, CV37 7ES



## The Property

Located in a prime residential setting just south of the river, ideally positioned to take advantage of the countless amenities and attractions available in Stratford upon Avon town centre, this individual detached home has been thoughtfully extended and remodelled throughout by the current owners with complete rewiring, including data and a new plumbing system with high pressure heating system, ceiling insulation for enhanced sound proofing between floors and retaining heat, and now offers a high quality finish and ergonomic layout throughout.

Being set back from the road beyond a generous frontage with in and out driveway, entering the property you are greeted by an inviting reception hall, with cloaks cupboard, WC and personnel door to the garage. There are two reception rooms providing formal seating and dining spaces, both filled with natural light through Velux roof windows and a window or opening doors to rear. This airy feel continues through to an impressive open plan family kitchen dining and living space, which is ideal for those that wish to entertain guests whilst preparing meals. The kitchen itself is well equipped with a range of storage, complimented by a bank of integrated appliances and contrasting granite worksurfaces over. There is also a useful utility room with additional storage and plumbing for white goods.

To the first floor, a central landing with feature glazing to front provides access to four double bedrooms and a well appointed family bathroom complete with a modern white suite and complimentary tiles. The principal bedroom enjoys a vaulted ceiling, a bank of Sharps fitted wardrobes. The principal en-suite has an oversized spa bath and separate walk-in shower. The second bedroom also benefits from a walk in wardrobe and en-suite shower room.







Externally, there is a pleasant due south facing garden to rear, laid mainly to lawn with well stocked borders and a paved terrace linking the rear reception rooms and providing the perfect place to enjoy alfresco dining in the summer months. There is also a fully insulated double glazed maintenance free garden room with lighting and power points and 30 year roofing. Sliding doors to two sides allow for air flow and the feeling of really being in the garden. To the front of the property, a block paved driveway provides ample off road parking and access to an oversize garage with sink and outside taps.

### 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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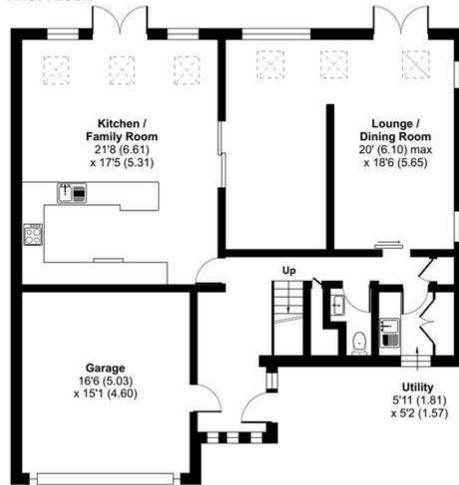
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# Manor Green, Stratford-upon-Avon, CV37

Approximate Area = 1967 sq ft / 182.7 sq m  
 Garage = 239 sq ft / 22.2 sq m  
 Total = 2206 sq ft / 204.9 sq m  
 For identification only - Not to scale

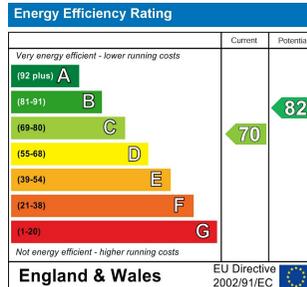


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Vaughan Reynolds. REF: 1263393



## 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

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.

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