



VAUGHANREYNOLDS
ESTATE AGENTS

42 The Park, Dodwell Park
Dodwell, Stratford-Upon-Avon, CV37 9SR



The Property

Welcome to 42 The Park, an inviting detached park home set within one of Stratford-upon-Avon's most established and sought-after residential park home communities for the over-55s – Dodwell Park. Offering 365-day occupancy, the development provides peaceful surroundings, well-maintained grounds and excellent access to Stratford-upon-Avon and the neighbouring towns and villages. The home occupies a pleasant pitch with gardens to three sides, creating a sense of privacy and space, while off-road parking to the front adds welcome convenience.

Inside, the accommodation is arranged to provide an easy, flowing layout, beginning with a welcoming hallway, sitting room featuring a charming fireplace as its focal point. This leads directly into the dining area and onwards into a well-equipped kitchen, forming a comfortable and sociable living space. The property also includes a modern bathroom, a double main bedroom with fitted wardrobes and en-suite shower room, and a second bedroom that lends itself perfectly to use as a hobbies room, guest space or home office



One of the smaller units on the park, this home is easier to manage and benefits from a more affordable price tag, making 42 The Park an excellent value-for-money opportunity for those seeking a well-situated, low-maintenance residence in a popular over-55s community.



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.

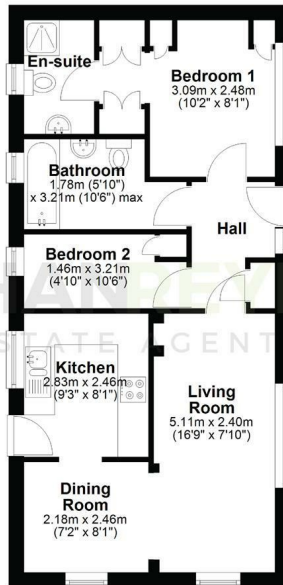
The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International 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. 54.1 sq. metres (582.2 sq. feet)



Total area: approx. 54.1 sq. metres (582.2 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 Leasehold - Standard Park Lease Agreement Terms. Please note that there is a reassignment fee of 10% of the sale price, payable to the site owner on sale. Pitch fee £222.39 per month.

Services: Mains electricity and water. LPG fired central heating serviced via a communal supply, private drainage to a communal system.

Local Authority: Stratford, Council Tax Band A

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