



VAUGHANREYNOLDS
ESTATE AGENTS

210 Loxley Road
Stratford-Upon-Avon, CV37 7DU



The Property

Set within a prestigious residential road just south of the River Avon, the subject property presents an increasingly rare chance to acquire a traditional semi-detached home with enormous scope for enhancement. Loxley Road has become one of Stratford-upon-Avon's most desirable locations, where many neighbouring properties have been tastefully extended and refurbished, transforming the street into an elegant and highly sought-after place to live.

This property remains remarkably close to its original form, having only undergone limited remodelling during the 1980s. As such, it now offers an exciting blank canvas for buyers wishing to re-imagine and modernise a classic Stratford home. Sitting comfortably within a generous plot, the house affords excellent potential for extension (subject to the usual planning consents), allowing a purchaser to create a substantial and beautifully tailored family residence.

The existing accommodation is well balanced and provides a solid framework for redesign. A welcoming reception hall leads to two separate reception rooms, a kitchen, and an enclosed side lobby with WC and access to the single garage. To the first floor, a central landing serves three bedrooms and a family bathroom, offering flexible space.



Outside, the property is equally impressive. To the front is a generous garden with extensive gravelled parking, while to the rear lies a large, due-south-facing garden — a wonderful asset for both relaxation and entertaining. The garden is laid mainly to lawn and is enhanced by a mature mix of shrubs and trees, providing privacy and a delightful green backdrop.



Offered with no onward chain, this is a genuine lifestyle and investment opportunity in one of Stratford-upon-Avon's most desirable residential areas. For those looking to create their dream home in a prime location close to the river, this property represents an exceptional and increasingly rare prospect.

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.





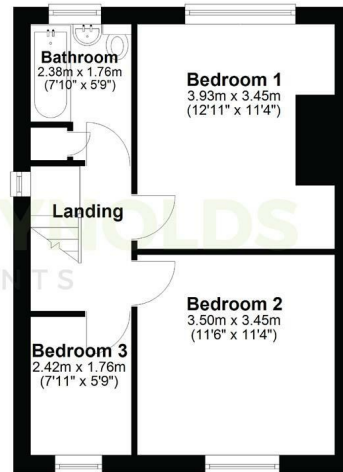
Ground Floor

Approx. 60.0 sq. metres (645.6 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



Total area: approx. 100.0 sq. metres (1076.3 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 E

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