



**VAUGHANREYNOLDS**  
ESTATE AGENTS

27 Windhover Road  
Stratford-Upon-Avon, CV37 7FY



## The Property

Welcome to this well presented two-bedroom semi-detached home, located on the edge of a newly developed estate off the highly sought-after Banbury Road in Stratford-upon-Avon. This residence is perfect for those desiring a modern, low-maintenance lifestyle in a peaceful yet well-connected area.

As you approach the house, you will find off-road parking available for two vehicles at the front with an EV charging point. Upon entering, you are welcomed into a bright and spacious open-plan living area that combines the kitchen, dining, and lounge spaces. The contemporary kitchen is thoughtfully designed, providing plenty of storage and workspace, making it perfect for both entertaining guests and everyday cooking. Additionally, there is a handy downstairs WC and a large storage cupboard for added convenience. The living area is bathed in natural light, and a partially glass-panelled door leads directly to the garden.

On the upper floor, the property features two well-sized bedrooms. The main bedroom, located at the front, is a generously sized double with a nook that could easily be converted into a built-in wardrobe or dressing area.

The second bedroom is positioned at the rear of the house and is a spacious double bedroom. The modern family bathroom is stylish and contemporary, showcasing high-quality fixtures that elevate the overall look of the home.



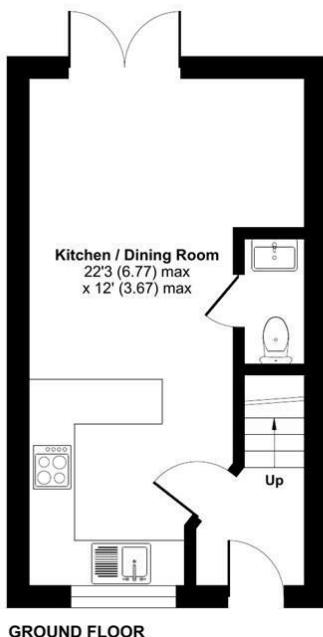


The rear garden is spacious for the property and includes a patio area along with lawn, creating a perfect environment for outdoor relaxation or entertaining friends.

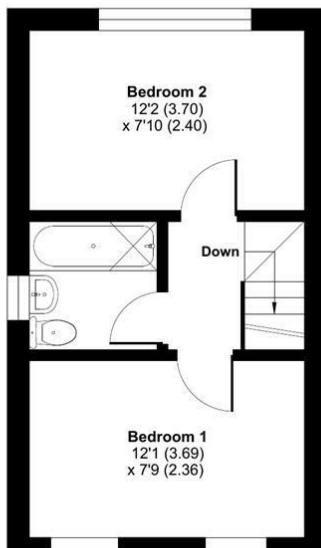
#### The Location

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.



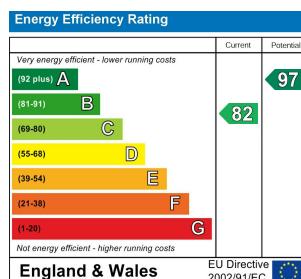
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Vaughan Reynolds. REF: 1415965



## 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. There will be an Estate Charge of approximately £300 per annum.

Local Authority: Stratford, Council Tax Band C

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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