



VAUGHANREYNOLDS
ESTATE AGENTS

Harvington House, Ferry Lane
Alveston, Stratford-Upon-Avon, CV37 7QZ



The Property

Situated in the heart of the highly sought-after village of Alveston, Harvington House is an attractive double-fronted attached home that perfectly combines character, space and village convenience.

Set back from the road behind double opening gates, the property is approached via a gravelled courtyard shared with the neighbouring home, which provides a dedicated off-road parking space. In addition, the property benefits from an oversized detached garage with an electrically operated door and side windows, offering excellent storage or workshop potential.

A welcoming central reception hall forms the heart of the home, with stairs rising to the first floor and doors leading to the principal living spaces.

The generous living room enjoys a bright dual-aspect outlook, with patio doors opening onto the garden and a charming central fireplace with open hearth, creating a warm focal point for the room. A trap door provides access to stairs leading down to a useful cellar, ideal for storage.



A separate dining room provides a lovely setting for entertaining and flows naturally into the breakfast kitchen. The kitchen is fitted with an extensive range of storage, ample work surface space and room for a breakfast table. A panelled vaulted ceiling enhances the feeling of light and volume, making this an inviting and practical family space.



From the kitchen, a rear lobby leads to a boiler cupboard and a convenient separate WC.

Upstairs, the central landing gives access to three well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes, providing excellent built-in storage.

Outside, to the rear, the property enjoys a pleasant enclosed garden, featuring a paved terrace ideal for outdoor dining and relaxation. Steps lead to a raised lawn bordered by well-stocked planting, creating an attractive and private outdoor space.

The Location

Lying just two miles from Stratford-upon-Avon and bordered on three sides by the River Avon, the much sought-after village of Alveston enjoys an idyllic location set amidst attractive Warwickshire countryside. It offers a wide variety of character, period and modern cottages and houses, together with an historic church, village green and the highly regarded Ferry Inn. Local shopping facilities are readily available in Tiddington, about a mile distant.



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.

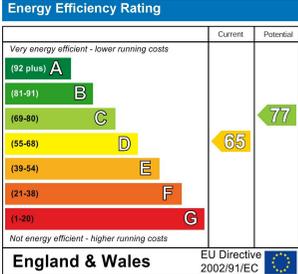
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

Local Authority: Stratford upon Avon District Council, Council Tax Band H.

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.



10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk