



**VAUGHANREYNOLDS**  
ESTATE AGENTS

1 Wheatsheaf Way  
Stratford-Upon-Avon, CV37 0DY



## The Property

Nestled in the vibrant and historic town of Stratford-upon-Avon, this beautifully presented, four-bedroom detached residence showcases spacious, stylish, and adaptable living throughout. With an appealing exterior and situated in a sought-after area near the Maybird Shopping Centre and excellent transport links, this home is perfect for families or those looking to downsize, offering comfort, space, and a hint of luxury.

Upon entering through the front door, you are greeted by a magnificent entrance hallway that sets a welcoming tone for the entire home. The standout feature here is the striking staircase, which brings a sense of grandeur and fills the area with natural light.

To the left of the hallway lies a generously sized, full-width living room - an excellent area for entertaining guests or unwinding with family. Bright and airy, this room boasts double doors that lead directly to the rear garden.

On the right side of the hall is a separate dining room, ideal for formal gatherings or easily convertible into a home office or study for remote workers. A convenient downstairs WC and a useful under-stairs storage cupboard round out the hallway.

At the rear of the property, you will find a stunning open-plan kitchen and dining area, crafted with both practicality and elegance in mind. The kitchen is equipped with fully integrated appliances, plenty of cupboard and countertop space, and a central breakfast bar with seating for four—a delightful spot for casual meals. If preferred, the breakfast bar can be removed to make way for a larger dining table.

French doors from the kitchen open out to the garden, creating a perfect setting for summer entertaining. Additionally, a separate utility room, conveniently located just off the kitchen, provides space for a washer and dryer along with a sink, making it ideal for dog owners or for cleaning up after muddy countryside walks.

Upstairs, the property continues to impress with four spacious bedrooms. The master bedroom serves as a true retreat, featuring a generous layout and a sleek, modern en-suite shower room that is finished to a high standard. Bedrooms two and three are both well-sized double rooms, perfect for family or guests, while the fourth bedroom is an excellent choice for a nursery, dressing room, or office. The main family bathroom is beautifully designed with modern tiling and includes a shower over the bath.

The rear garden is low maintenance, fully enclosed, and wonderfully private—perfect for unwinding or hosting outdoor gatherings. A walled surround adds character and security. The property also includes a driveway that accommodates parking for two vehicles and a spacious garage, providing extra storage or workshop potential.







## 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.

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.

To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on 01789 292659 to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Mortgages: We can offer you free tailored mortgage and insurance advice, with the added peace of mind that you are being supported by professional industry experts, throughout the whole process. Immediate Mortgage Solutions offer a comprehensive, whole of market mortgage service, with no fees and no obligation. Please call Daniel Quinn on 07395 794 539 or contact by e-mail, dan@immediatemortgagesolutions.co.uk .

## VAUGHAN REYNOLDS

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 his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



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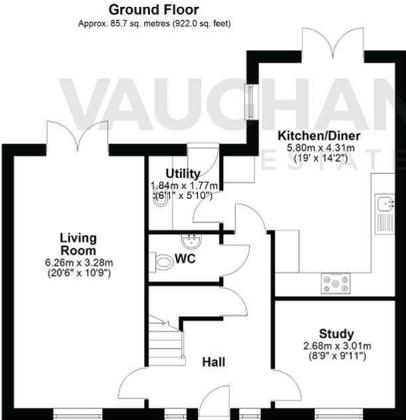
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# GENERAL INFORMATION



Total area: approx. 153.4 sq. metres (1651.3 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.

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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.

Service Charge: Approximately £250 per annum.

Local Authority: Stratford upon Avon, Council Tax Band F

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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