



VAUGHANREYNOLDS
ESTATE AGENTS

10 Olver Road
Shackleton Village, Stratford-Upon-Avon, CV37 5AG



The Property

Built in 2023 by Cala Homes, this immaculately presented four-bedroom detached residence is situated within the highly desirable Shackleton Village. Offering a superb blend of contemporary design and a picturesque setting, the property enjoys immediate access to the Greenway—an idyllic walking and cycling route—creating a lifestyle that perfectly balances modern convenience with the beauty of the surrounding countryside.

The welcoming entrance hall sets the tone for the home, leading to a dedicated study ideal for home working, a spacious living room, and an impressive open-plan kitchen/diner—undoubtedly the heart of the home. The kitchen is stylishly appointed with a range of integrated appliances and provides access to a separate utility room. Both the living room and kitchen area benefit from French doors opening onto the rear garden, flooding the space with natural light and allowing for effortless indoor-outdoor living. A guest WC completes the ground floor accommodation.

To the first floor, the principal bedroom is a generous double, featuring a walk-in wardrobe and a contemporary en-suite shower room, with pleasant views over the rear garden. Bedroom two is a further double positioned to the front of the property with an en-suite shower room. Bedrooms 3 & 4 are also double bedrooms and share a stylish family bathroom.

Externally, the south facing rear garden offers a private and sunny retreat, ideal for relaxing or entertaining. There is pedestrian access to the oversized single garage. To the side of the property, a driveway provides off-road parking for three/four vehicles and leads to the garage.







Shackleton Village is a sought-after development known for its peaceful community atmosphere while remaining well connected. The historic town of Stratford-upon-Avon, famed for its Shakespearean heritage, charming streets, and vibrant cultural offering, is just a short drive away. In addition, the rolling landscapes and quintessential villages of the Cotswolds provide endless opportunities for leisure and weekend escapes.

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.



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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 F

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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Total area: approx. 186.2 sq. metres (2004.0 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 | | | 93 |
| (81-91) B | | 85 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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