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ESTATE AGENTS

3 Avenue Road
Stratford-Upon-Avon, CV37 6UY



The Property

Tucked discreetly behind a walled and gated frontage on one of Stratford-upon-Avon's desirable residential roads, 3 Avenue Road is a striking modern detached home, thoughtfully built in 2021 to complement its leafy surroundings and the varied architectural character of the area.

Set back from the road, the property immediately conveys a sense of privacy and arrival, with ample off-street parking secured behind gates. Its location is perfectly judged—offering a peaceful setting while remaining just a short walk from the vibrant town centre, with its renowned cultural attractions, boutique shopping, cafés, and riverside walks.

Extending to approximately 1,516 sq ft, the home offers beautifully presented, light-filled accommodation arranged with both style and practicality in mind.

An inviting entrance porch opens into a welcoming reception hall, where a staircase rises to the first floor and a convenient ground floor WC is neatly positioned. To the front, a comfortable living room provides a relaxing retreat, while a separate study offers the ideal space for home working or quiet reading.

The true heart of the home lies to the rear—an impressive open-plan kitchen, dining and seating area. Designed for modern living, this space is both sociable and functional, featuring a well-appointed kitchen alongside generous room for dining and informal lounging. Large openings draw in natural light and create a seamless connection to the garden beyond.

Upstairs, a central landing leads to three well-proportioned double bedrooms and a contemporary family bathroom.

The principal bedroom benefits from its own modern en-suite shower room, while the second bedroom features a full bank of fitted storage, enhancing both practicality and style.







To the rear, the property enjoys a low-maintenance, walled garden—perfect for outdoor entertaining or quiet relaxation. Paved terraces provide ideal seating areas, complemented by raised planted borders that add colour and texture throughout the seasons.

A gated access point connects the garden to the front of the property, where secure parking for several vehicles is provided—an invaluable feature so close to the town centre.

3 Avenue Road presents a rare opportunity to acquire a modern, turnkey home in one of Warwickshire's most sought-after locations—combining thoughtful design, practical living space, and exceptional convenience in the heart of historic Stratford-upon-Avon.

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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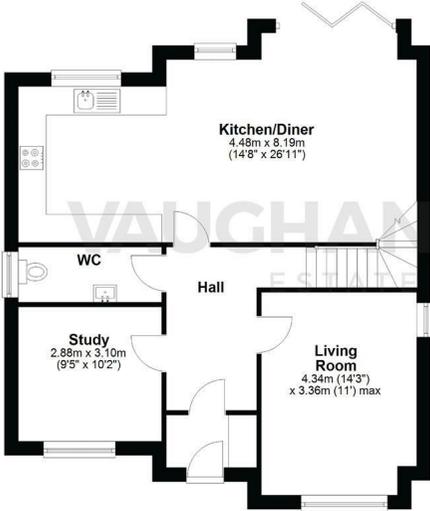
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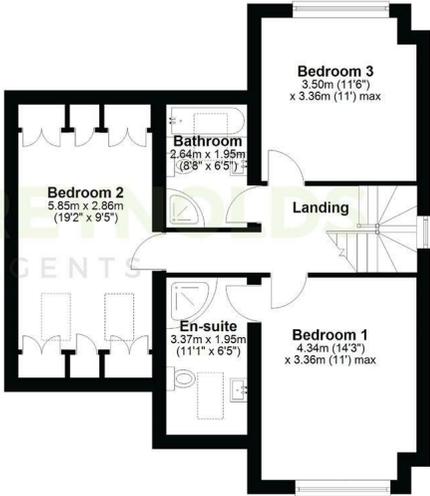
GENERAL INFORMATION



Ground Floor
Approx. 74.9 sq. metres (806.4 sq. feet)



First Floor
Approx. 65.9 sq. metres (709.8 sq. feet)



Total area: approx. 140.9 sq. metres (1516.2 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.

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 G

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	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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