



VAUGHANREYNOLDS
ESTATE AGENTS

3 Holly Orchard
Stratford-upon-Avon, CV37 6RJ



The Property

This property is an executive four-bedroom detached home that balances contemporary luxury with low-maintenance living.

Nestled on a private drive that features only four homes, this exquisitely presented property provides a perfect blend of tranquility, seclusion, and convenience. It is situated in a discreet and secluded area, far removed from the hustle and bustle, yet just a short stroll from the town centre making it ideally positioned for quick access to the A46 and motorway network.

Meticulously cared for and thoughtfully enhanced by the current owners, this residence is truly move-in ready. As you approach, the quality is immediately evident—from the herringbone setts beneath your feet to the sleek powder-coated aluminum windows and doors that harmonize beautifully with the warm brickwork.

Entering through the stylish aluminium front door, you are greeted by a storm porch that offers space for coats and shoes. From this point, you transition into the open-plan dining and sitting room, where Amtico flooring flows seamlessly underfoot, and a contemporary log-effect gas stove by Dru serves as a cosy focal point. This impressive area connects effortlessly to the remainder of the ground floor.

To the left, you will find a bright sitting room with dual aspects and a fireplace, while to the right, there is a snug or study featuring double aluminum-framed doors that open onto the garden. An inner hall leads to a newly updated cloakroom equipped with a Burlington suite and provides another access point to the garden, along with stairs leading to the first floor.







At the core of the home is a timeless kitchen/breakfast room, fitted out with quartz worktops, a central island, a Quooker boiling tap, and ample space for dining. The adjoining utility room offers access to both the garden and the double garage.

Upstairs, the spacious landing leads to four excellent double bedrooms. The 18' main bedroom features twin fitted wardrobes and a newly updated en suite with a bath and a separate walk-in wet-room area fitted with a Grohe digital shower. The guest bedroom also includes an en suite and built-in wardrobes, while bedrooms three and four are both generously sized doubles with additional storage. A separate shower room completes the first floor.

The rear garden is a concealed treasure – it is private and well cared for, providing colour, ample space, and privacy without the hassle of continuous maintenance. A summerhouse is well placed in the corner, while a spacious patio spans the entire width of the garden, ideal for hosting gatherings or unwinding.

The sizeable double garage has the capacity for two vehicles, and the gravel driveway offers ample parking for visitors.





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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 G

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.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | 71 | 80 |
| England & Wales | | |

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