



VAUGHANREYNOLDS
ESTATE AGENTS

32 Maidenhead Road
Stratford-upon-Avon, CV37 6XS



The Property

The current owner has thoughtfully extended and meticulously upgraded every part of this home, blending period charm with modern elegance seamlessly. When you step into the hallway, the warmth and character of this place envelop you. At the front, there's a classic reception room featuring a bay window and a working fireplace, making it the perfect spot to curl up with a good book or entertain guests in style. The second reception room is just as inviting – a cosy, intimate area with a beautiful log burner, perfect for those chilly winter nights.

Continue through the hallway, and you'll discover one of the standout features of the home – a stunning open-plan kitchen, living, and dining area that spans the back of the property. With large bi-fold doors framing the view, this room is flooded with natural light and effortlessly connects the indoors with the outdoors. Whether you're throwing a dinner party, enjoying lazy Sunday brunches, or keeping an eye on the kids while you cook, this space is perfect for any occasion.

The kitchen itself is sleek and stylish, equipped with integrated appliances and a central island that's great for casual dining or evening drinks. There's plenty of space for a large dining table and a comfy seating area, making this truly the heart of the home.

Adjacent to the kitchen, you'll also find a separate utility room and a downstairs toilet, practical features that help keep the main living area calm and clutter-free. Plus, there's access to a handy cellar – perfect for storage, a wine room, or future possibilities.

Upstairs, you will find four double bedrooms, each one beautifully decorated and filled with natural light. The highlight of the home is the principal suite – a luxurious retreat boasting a high vaulted ceiling and an opulent en-suite bathroom.







The main bathroom is equally impressive. Crafted with relaxation in mind, it includes a walk-in drencher shower, a freestanding bath, and upscale finishes that feel like they belong in a boutique hotel.

And just when you think this home can't surprise you any more, step outside into a garden that exceeds expectations for a property so near to town. It's an extraordinary space – spacious, private, and facing west. There's a raised and roomy patio perfect for al fresco dining, a generously sized lawn area with planted borders, a delightful summer house, an aviary, and even gated rear access. Whether you're entertaining, playing, or simply soaking in the tranquility, this garden provides a rare oasis just a short stroll from everything.

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 E

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(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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