

VAUGHANREYNOLDS
ESTATE AGENTS

30 Avenue Road

About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan
Director



Ginny Vaughan
Director



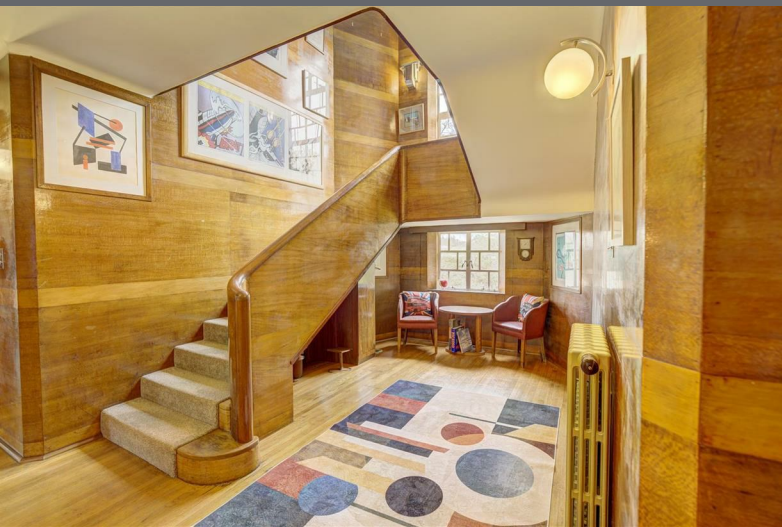
Matt Reynolds
Director



30 Avenue Road, Stratford-Upon-Avon, CV37 6UN

Set on one of Stratford-upon-Avon's most prestigious residential roads, this exceptional six-bedroom, Grade II-listed house enjoys uninterrupted, protected views across a 60-hectare nature reserve. Dating from 1934 and extending to over 4,500 sq ft, the property is a rare and beautifully preserved example of British inter-war modernism, rich with original details and crafted from warm, natural materials that bring both character and calm to the interiors.

- Impressive Reception Hall * Cloaks * WC * Living Room
 - * Dining Room * Study * Garden Room
 - * Dining Family Kitchen, Utility Room,
- * Six Bedrooms * First Floor Games Room * Four Bath/Shower Rooms,
- * Balconies and Roof Terrace * Expansive Gardens * Four Car Garage



5



6



4



0.46
acre(s)

Just a gentle stroll from Stratford's historic centre, the house is perfectly positioned for access to the town's cultural life, renowned dining scene and two of Warwickshire's most highly regarded grammar schools. Excellent transport links place London within easy reach, with direct rail services from Stratford station into the capital in approximately one hour and forty minutes. Offered to the market for the first time in 25 years, this is a home of architectural significance and quiet confidence, presenting an exciting opportunity to sensitively reimagine for modern living.

The house was commissioned by local industrialist Barney Joseph, creator of the iconic SonA aluminium kettles and percolators, and designed by Birmingham architect H. W. Simister. Inspired by the Royal Shakespeare Theatre, it was notably advanced for its time, incorporating cavity wall insulation, built-in furniture and elegant chrome-plated fittings throughout – a celebration of the era's embrace of progress, craftsmanship and industrial modernity.



From the outside, the house has a striking, almost fort-like presence. Its long, low red-brick profile is softened by expansive Crittall-style windows arranged in both horizontal and vertical rhythms, creating a strong dialogue between architecture and garden. To one end, garages accommodate four cars, while a generous shingled driveway provides ample additional parking for guests.

The principal entrance is approached via a short flight of steps and sheltered beneath an original moulded canopy. Beyond the horizontally banded oak front door, an entrance port opens into a long, elegant corridor leading to the dramatic stair hall – a space defined by light, volume and finely judged proportions.

The ground floor unfolds with a series of beautifully considered reception rooms. A discreet home office is tucked to one side, while the main living room is both generous and inviting, with flush wood-paneled walls, oak strip flooring and a centrally positioned fireplace. A corner window frames leafy garden views and draws in a wonderful quality of natural light.

Double doors connect to the dining room, panelled in striking bands of contrasting woods. This is an impressive yet intimate space, perfectly suited to entertaining, family gatherings and formal occasions alike.

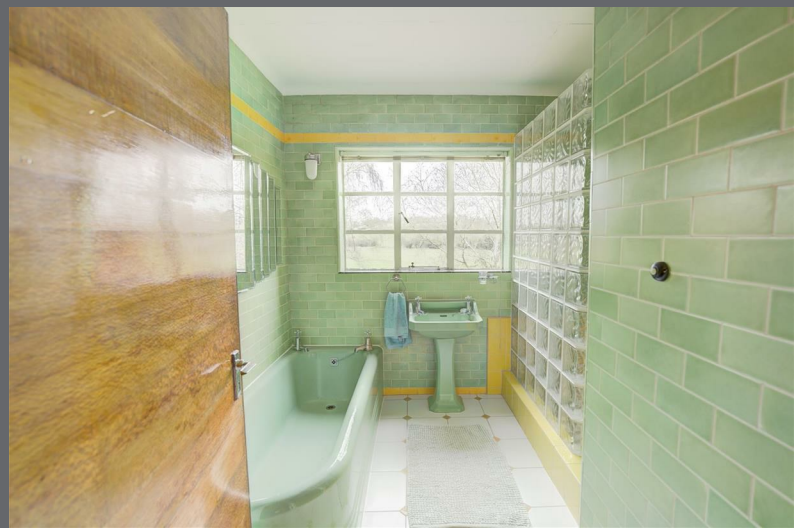




The kitchen has been thoughtfully arranged to support both day-to-day family life and relaxed hosting. Crisp cabinetry, a substantial central island and extensive work surfaces are complemented by space for informal seating or dining. An adjoining utility room adds practicality while a light-filled garden room beyond offers a flexible space ideal for working, studying or creative pursuits.

At the far western end of the house, a media and games room provides further versatile living space. With a discreet kitchenette and bar area, this level opens via glazed screens onto a substantial roof terrace, extending the home's entertaining potential.

From the adjoining roof terrace, the views are truly spectacular. Rolling green fields stretch into the distance, protected in perpetuity, with the Welcombe Hills Nature Reserve forming a dramatic natural backdrop. On clear days, the panorama extends across three counties. A private gate from the garden offers direct access into the surrounding 60 hectares of walking trails and open landscape.



At the heart of the house, the open-well staircase rises gracefully through the stair hall. Lustred full-height panelling, matching balustrades and a sweeping curved handrail are illuminated by a dramatic two-storey window set within a canted bay, creating a moment of real architectural theatre.

The first floor accommodates six well-proportioned bedrooms, each enjoying leafy outlooks and subtle modernist detailing. Three of the rooms open directly onto a south-facing balcony running along the main façade – a wonderful spot for a morning coffee or a quiet pause. The floor is served by three bathrooms (two are en-suite) and two additional WCs.

The principal suite is particularly generous, complete with a colourful en suite bathroom retaining original fittings, while an adjacent bedroom is currently used as a dressing room, offering flexibility for future owners.

Outside, a sheltered terrace runs along the south-facing elevation, creating a secluded setting for summer entertaining. The immediate gardens are laid mainly to lawn, edged with neat box hedging, while the wider grounds are rich with mature deciduous trees and conifers that provide year-round colour and privacy. A detached fruit store completes the garden.

A home of rare pedigree, enduring elegance and exceptional setting, this is a truly special offering in one of Warwickshire's most sought-after locations

The Location

Stratford town centre is just ten minutes on foot, with fast road links via the A46 connecting to the wider motorway network. Rail services provide direct connections to London, Birmingham and beyond, making this an ideal base for both full-time living and refined weekend retreat.

Stratford-upon-Avon is a town celebrated for its architectural beauty, cultural depth and excellent quality of life. Beyond its Shakespearean heritage, it offers independent cinemas, galleries, riverside walks and a vibrant food scene, all set within easy reach of the Cotswolds countryside.

Families are particularly well served by a strong selection of outstanding state and independent schools, many within walking distance or a short drive. For those downsizing from larger country properties, the house offers a rare combination of architectural interest, space, privacy and immediate access to town amenities.





GROSS INTERNAL AREA
 FLOOR 1: 2022 sq ft, 187.82 m², FLOOR 2: 2377 sq ft, 220.84 m²
 EXCLUDED AREAS; GARAGE: 803 sq ft, 74.62 m²
 TOTAL: 4399 sq ft, 408.66 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford-Upon-Avon, Warwickshire, CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk