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ESTATE AGENTS

5 Kennett Close
Stratford-Upon-Avon, CV37 6TU



The Property

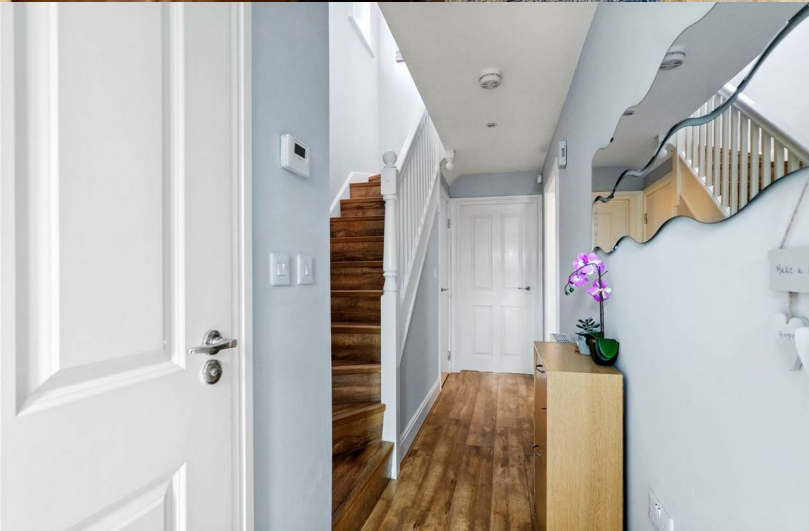
Tucked away within an exclusive gated development, 5 Kennett Close offers an appealing combination of privacy, efficiency, and convenience, all just moments from the vibrant heart of Stratford-upon-Avon. Discreetly positioned in a mature, leafy setting, this attractive detached home is ideally suited to modern family living, with excellent access to well-regarded schools, local shops, and the wide range of amenities the town has to offer.

The property has been thoughtfully designed with both comfort and sustainability in mind, further enhanced by the addition of photovoltaic solar panels, helping to improve energy efficiency and reduce running costs.

On entering the home, a welcoming reception hall with cloakroom and WC creates an immediate sense of space and practicality. The generous lounge provides a relaxing environment for everyday living, while the impressive dining kitchen forms the focal point of the home. Fitted with a contemporary range of units and offering ample room for a family dining table, this light-filled space is perfect for both informal meals and entertaining. French doors open out from here, allowing a seamless connection to the garden and outdoor areas.

To the first floor, a central landing with access to a boarded loft leads to four bedrooms and a modern family bathroom. The principal bedroom benefits from its own en-suite shower room, offering a private and comfortable retreat.

Externally, the enclosed rear garden has been designed for ease of maintenance and enjoyment, with a pleasant mix of paving, decking, and lawn providing versatile outdoor space. A gate leads through to the rear driveway, where there is parking for one vehicle in addition to an attached single garage. Access to this area is via a secure gated entrance with remote fob operation, ensuring both privacy and peace of mind.





A tall, stainless steel refrigerator with a water dispenser on the front door. It has a black horizontal band separating the upper and lower compartments. The brand name "Frigidaire" is visible at the top of the upper door. There are a few small magnets and a sticker on the upper door.

A small, vertical wooden decorative item with three compartments, possibly a spice rack or a small shelf, mounted on the wall.

A window with white horizontal blinds, located above the sink. A small vase with red flowers sits on the countertop in front of the window.

White cabinetry with silver handles, including upper and lower cabinets. A built-in oven is visible under the counter. A black countertop runs along the wall. A black backsplash is behind the stove area. A range hood is mounted above the stove.

A small black appliance, possibly a coffee maker or a small toaster, sitting on the countertop.

A built-in oven with a black door and silver handles, located under the counter.

A small, clear glass sitting on the floor near the base of the cabinets.



Overall, this is a superb opportunity to acquire a well-presented and energy-conscious home in a highly desirable and secure location, perfectly placed for convenient access to Stratford-upon-Avon and its many attractions.

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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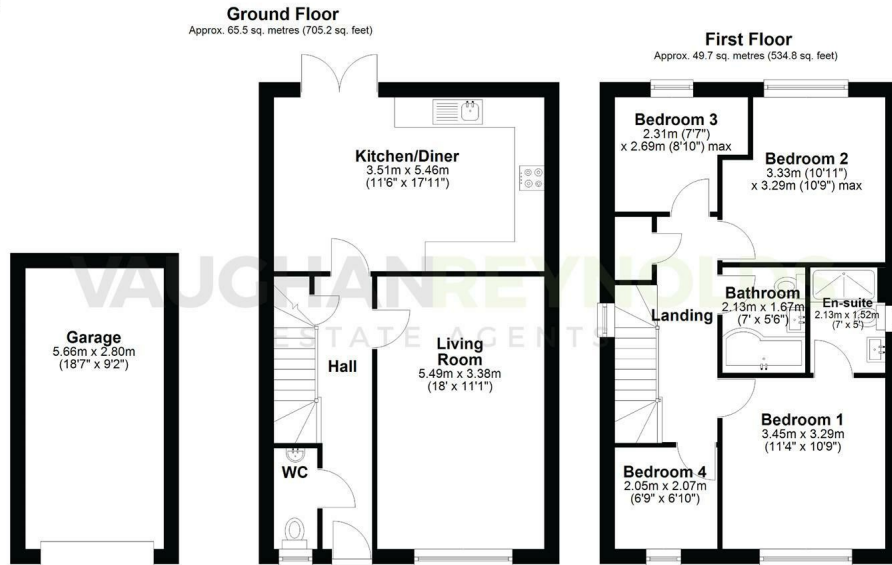
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GENERAL INFORMATION



Total area: approx. 115.2 sq. metres (1239.9 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		
(81-91) B	84	84
(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	

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.

Estate Management Charge of £392 per annum.

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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