



**VAUGHANREYNOLDS**  
ESTATE AGENTS

22 Blackthorn Road  
Stratford-Upon-Avon, CV37 6TD



## The Property

Set within a highly sought-after residential location, just a short distance from the heart of Stratford-upon-Avon, this attractive four-bedroom detached home offers a rare opportunity to acquire a property that has been lovingly owned and carefully maintained by the same family since its construction in the late 1960s.

While now ready for a programme of modernisation, the house presents an excellent canvas for buyers seeking to create a bespoke home tailored to their own tastes. Its well-proportioned layout, coupled with an established extension to the rear, provides both versatility and scope for further enhancement (subject to the necessary consents).

The accommodation begins with a welcoming reception hall, offering access to the integral garage. A generously sized living room sits to the front of the property, complete with an inset fireplace and large window that fills the space with natural light. An internal glazed partition leads through to the extended dining room, where elevated views over the garden and direct access to the rear create a delightful setting for entertaining.

The kitchen is well-equipped with a range of storage units, inset hob and oven, integral dishwasher, integral fridge, and space for appliances, complemented by dual aspect windows that provide a bright and practical working environment.

Upstairs, a central landing with airing cupboard, loft access, and side window leads to four well-proportioned bedrooms. The principal bedroom benefits from an extensive range of fitted storage, while a modern bathroom features an oversized walk-in shower, WC, and wash hand basin set within a vanity unit.





Light green kitchen cabinets on the left side, including a built-in oven and a wooden countertop area with a blue bottle.

Light green kitchen cabinets in the center and right side, featuring a sink, a gas stove, and a front-loading washing machine.

A window with a view of greenery, located in the center of the kitchen wall.

A window with a view of greenery, located on the right side of the kitchen wall.

A blue bottle on the wooden countertop area.





One of the standout features of this home is undoubtedly the rear garden. Generous in size and beautifully established, it boasts a rich variety of mature shrubs, trees, and flowering plants, creating a tranquil and private outdoor retreat. A paved terrace offers the perfect space for alfresco dining, while the lower garden provides an ideal area for vegetable growing or further landscaping. There is also a useful outside store on the side of the house.

To the front, the property benefits from off-road parking and a mature fore garden that enhances its kerb appeal.

This is a rare chance to secure a much-loved home in a prime location, offering space, character, and tremendous potential for the next chapter.

### 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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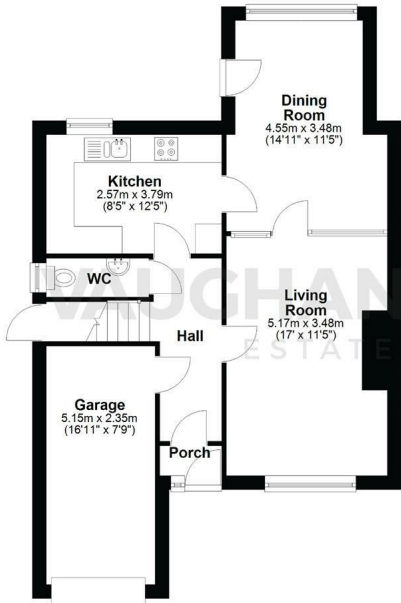
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# GENERAL INFORMATION



**Ground Floor**  
Approx. 66.6 sq. metres (716.5 sq. feet)



**First Floor**  
Approx. 54.2 sq. metres (583.9 sq. feet)



Total area: approx. 120.8 sq. metres (1300.3 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 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			
(69-80) C			
(55-68) D		68	74
(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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