



**VAUGHANREYNOLDS**  
ESTATE AGENTS

7 Burford Road  
Stratford-Upon-Avon, CV37 7ET



## A Home Designed for Modern Living

Set well back from the road, this impressive four/five-bedroom detached residence combines generous proportions with thoughtful design and exceptional presentation throughout. An in-and-out driveway provides ample parking and creates an immediate sense of arrival.

Upon entering, a practical vestibule provides the perfect space for coats and shoes before leading into a wide and welcoming hallway. At the heart of the home is a stunning kitchen/breakfast room, designed to be both functional and sociable. High-quality cabinetry offers extensive storage, complemented by premium integrated appliances including a De Dietrich oven, combination microwave, warming drawer, and Miele dishwasher. A striking central peninsula with quartz worktops incorporates an induction hob with integrated extraction and serves as a stylish breakfast bar. The space connects beautifully to the garden, allowing for effortless indoor-outdoor living.

The main living room is warm and inviting, centred around a recently installed log burner, and flows seamlessly from the kitchen through a wide opening that could be enclosed if desired. To the front of the house, a further reception room offers excellent flexibility, whether used as a second sitting room or a fifth bedroom. At the rear, a bright garden room provides a peaceful setting to relax while enjoying views of the landscaped garden.

## Flexible and Practical Accommodation

The property has been thoughtfully arranged to allow for lateral living if required. On the ground floor, there is a spacious double bedroom with fitted wardrobes and an en-suite shower room, alongside an additional family bathroom. A large utility and laundry room sits just off the kitchen, offering access to the garden and leading through to a useful boot room, which in turn connects to the integral garage.







Upstairs, three well-proportioned double bedrooms provide comfortable accommodation, one of which benefits from fitted wardrobes. These are served by a modern family bathroom, while additional eaves storage is conveniently accessed from the landing. Planning permission has already been granted to extend the first floor, creating the opportunity for a luxurious principal suite complete with dressing room and en-suite.

### Beautifully Landscaped Gardens

The south-facing garden has been carefully landscaped to create a private and tranquil outdoor space. A patio wraps around the house, providing ideal areas for outdoor dining and entertaining, while a gravel pathway meanders through the lawn to a charming water feature, greenhouse, and shed at the rear. Side access on both sides of the property adds further practicality and ease of use.

### An Exceptional Location

Situated on the highly regarded Burford Road in Stratford-upon-Avon, the property enjoys a unique blend of seclusion and convenience, with the town centre within easy walking distance.

Widely recognised as a cultural hub and home to the Royal Shakespeare Company, Stratford-upon-Avon offers an exceptional lifestyle with a wide range of acclaimed restaurants, traditional pubs, and independent shops. The area is also renowned for its excellent educational facilities, including King Edward VI School and Stratford Girls' Grammar School, alongside a variety of other highly regarded schools.

Leisure opportunities are abundant, with riverside activities such as boating, fishing, and rowing, as well as a selection of sports clubs, theatres, a racecourse, and golf courses. The nearby towns of Warwick and Leamington Spa further enhance the range of amenities available.

This is a truly exceptional home that offers a rare combination of space, style, and flexibility, perfectly positioned within one of Stratford-upon-Avon's most desirable residential areas.





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# GENERAL INFORMATION

Approximate Floor Area = 232.6 sq m / 2504 sq ft  
(Including Garage / Eaves)



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.

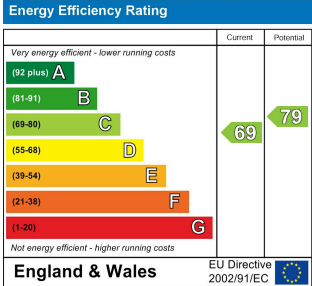
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band F

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