



VAUGHANREYNOLDS
ESTATE AGENTS

6 Verney Drive
Stratford-Upon-Avon, CV37 0DX



The Property

Set within a well-established residential setting on the edge of the town centre, this thoughtfully extended detached family home offers spacious, versatile and beautifully presented accommodation, perfectly suited to modern family living. Ideally positioned for easy access to the countless attractions, amenities and riverside charm of Stratford-upon-Avon, the property combines generous living space with a peaceful and private setting.

Originally designed as a four-bedroom home, the current owners have cleverly reconfigured the first floor to create an impressive principal suite, incorporating the fourth bedroom as a stylish dressing room. This arrangement could easily be reverted should additional bedroom space be required.

The accommodation is both practical and welcoming, beginning with an enclosed entrance porch leading into a central hallway, where doors open to a useful study or separate reception room — ideal for home working, playroom use or a snug. At the heart of the home lies a superb open-plan lounge and dining room, flooded with natural light and perfectly designed for entertaining, family gatherings and everyday living. This impressive space flows seamlessly into the conservatory, creating an excellent connection to the garden beyond, while the fitted kitchen and adjoining utility room provide excellent functionality for busy households.



To the first floor, a central landing leads to the generous bedroom accommodation and a contemporary family bathroom, with additional eaves storage offering valuable practicality.





Outside, the property continues to impress. The enclosed rear garden enjoys a mature and leafy backdrop, thoughtfully landscaped with paved terraces, lawned areas, well-stocked borders and specimen trees, creating a wonderful sense of privacy and tranquillity. To the front, a substantial block-paved driveway provides ample off-road parking and access to the single garage.

A superb opportunity to acquire a spacious and adaptable family home in one of Warwickshire's most desirable market towns.

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.





3



4



1



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.

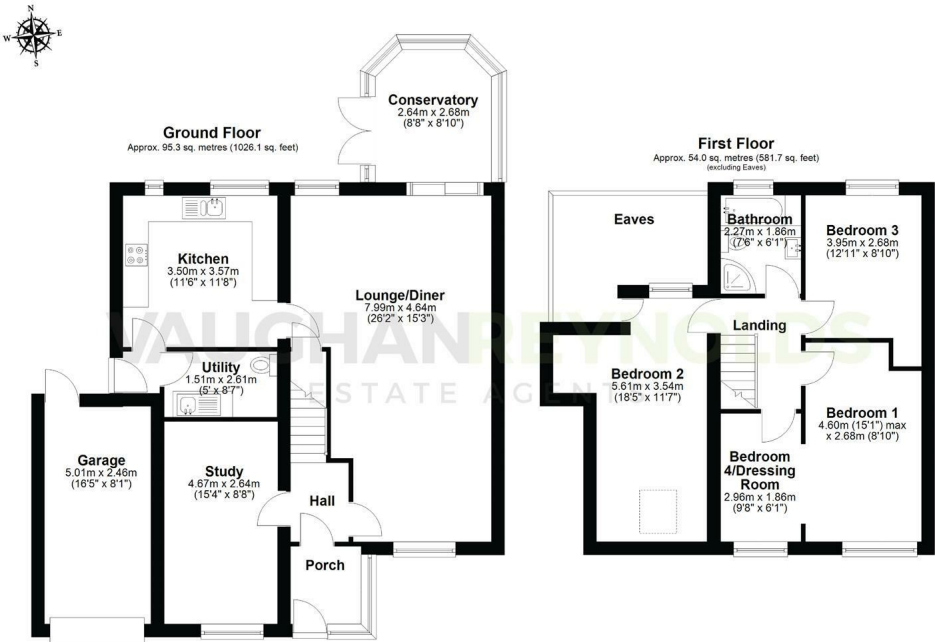
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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.

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.



Total area: approx. 149.4 sq. metres (1607.9 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	75
EU Directive 2002/91/EC		

VAUGHANREYNOLDS
ESTATE AGENTS

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