



**VAUGHANREYNOLDS**  
ESTATE AGENTS

17 Loxley Road  
Stratford-upon-Avon, CV37 7DP



## The Property

Situated south of the river in one of Stratford-upon-Avon's most prestigious residential addresses, 17 Loxley Road is an exceptional three-storey detached family home extending to approximately 3,485 sq ft. Offering an outstanding combination of space, quality and contemporary style, this impressive residence has been comprehensively updated by the current owners, creating a beautifully presented home perfectly suited to modern family living.

While modern in its construction, the property has been thoughtfully enhanced throughout, resulting in stylish, light-filled interiors finished to an exacting standard. Homes of this calibre, size and location are rarely available, making early viewing highly recommended.

The accommodation is arranged around a welcoming reception hall with guest WC, cloak storage and staircase rising to the upper floors. To the front elevation, a versatile snug enjoys a charming bay window and offers flexibility as a sitting room, playroom, home office or media room.

Undoubtedly the centrepiece of the home is the magnificent open-plan family dining kitchen. Designed for both everyday living and entertaining, this superb space provides three distinct zones. A comfortable seating area is arranged around a feature stone fireplace with log-burning stove, while the generous dining area is enhanced by an exposed brick feature wall. The beautifully appointed breakfast kitchen is centred around a substantial island and incorporates quartz work surfaces, extensive storage and a range of premium integrated appliances. Two sets of bi-folding doors seamlessly connect the interior with the garden beyond, flooding the space with natural light and creating an effortless indoor-outdoor lifestyle. A separate utility room provides additional practicality.

The first floor offers five well-proportioned bedrooms arranged around a central landing, together with a stylish family bathroom. The luxurious principal suite is particularly impressive, featuring a walk-in dressing room, a beautifully appointed en-suite shower room and a striking glazed atrium that creates a unique architectural focal point within the bedroom. Bedrooms two and three benefit from a contemporary Jack-and-Jill en-suite, while each room enjoys excellent proportions and versatility.







Occupying the second floor is a further generous double bedroom with its own en-suite, providing ideal accommodation for guests, older children or multi-generational living.

Externally, the property continues to impress. The private rear garden enjoys a high degree of seclusion, bordered by mature trees and established planting. Extensive lawns provide ample space for families, complemented by a dedicated play area and a substantial terrace that spans the rear of the property, creating the perfect setting for outdoor dining and entertaining.

To the front, an integrated single garage is accompanied by ample driveway parking, all secured behind electrically operated gates.

Combining substantial living space, contemporary finishes and a highly sought-after south-of-the-river location, 17 Loxley Road represents a rare opportunity to acquire a truly outstanding family home in the heart of Stratford-upon-Avon. Early viewing is strongly advised.

#### 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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# GENERAL INFORMATION



Total area: approx. 323.8 sq. metres (3485.4 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. N.B. Some of the images used may have been enhanced using CGI.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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