



VAUGHANREYNOLDS
ESTATE AGENTS

21 Sunset Drive
Dodwell, Stratford-Upon-Avon, CV37 9TA



The Property

Nestled in the peaceful rural setting of Dodwell Park, this well-presented two-bedroom park home offers a perfect blend of tranquil countryside living and town convenience. Situated just a short drive from both Bidford-on-Avon and historic Stratford-upon-Avon, the property benefits from a private driveway for one car and a low-maintenance rear garden complete with a patio and artificial grass, making it ideal for relaxed outdoor living.

Inside, the bright and welcoming living accommodation features a spacious lounge with a feature fireplace and large front window, which flows seamlessly into a dedicated, light-filled dining room. Adjoining this is a fully equipped, practical kitchen complete with integrated appliances—including a fridge-freezer, oven, hob, washing machine, and tumble dryer—spotlighting, and a convenient rear door offering direct access to the garden.

The sleeping quarters consist of two comfortable double bedrooms, highlighted by a generous principal bedroom that features its own dressing area and a private en-suite shower room. The second bedroom includes fitted wardrobes for excellent storage, while the rest of the home is served by a modern main bathroom with a chrome heated towel rail.





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.

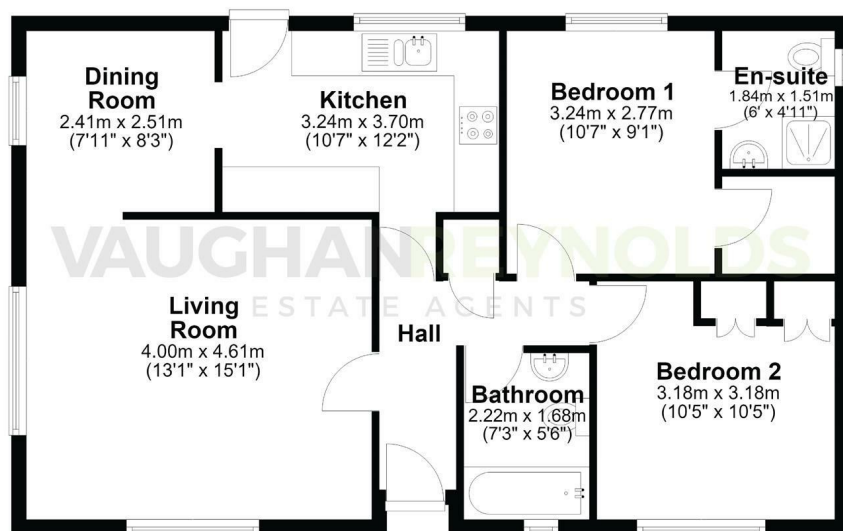
The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International 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.





Ground Floor

Approx. 69.8 sq. metres (751.1 sq. feet)



Total area: approx. 69.8 sq. metres (751.1 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.

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. NB. Some of our images 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 Leasehold - Governed by a Park Lease Agreement.

Service Charge/Pitch Fee £202.42 per month. Age Restriction Over 55 years.

Transfer Fee: A fee amounting to 10% of the resale value is payable to the park owner, upon all future transfers/sale.

Services: Mains electricity, LPG gas and drainage are understood to be connected to the property.

Local Authority: Stratford Council Tax Band A

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.

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