



VAUGHANREYNOLDS
ESTATE AGENTS

Mayfield, Milcote Works
Milcote, Stratford-Upon-Avon, CV37 8JJ



The Property

Tucked away in a peaceful backwater on the rural fringe of Stratford-upon-Avon, Mayfield enjoys an enviable setting surrounded by open countryside, yet remains within easy reach of the town's outstanding amenities.

Approached via a long private driveway that winds through open fields, the journey home is every bit as impressive as the property itself, creating a wonderful sense of arrival and seclusion rarely found so close to the town centre.

Occupying a generous mature plot with established gardens to both the front and rear, this attractive traditional semi-detached home offers beautifully balanced accommodation that is ready to enjoy from day one, while still presenting exciting opportunities for a new owner to further enhance and personalise the space over time.

A welcoming reception hall provides an inviting first impression, with staircase rising to the first floor and panel doors leading through to the principal accommodation. A practical utility and boot room is complemented by a cloakroom and separate WC, creating an ideal everyday entrance after countryside walks or busy family life.

The separate sitting room is a wonderfully comfortable retreat, centred around an attractive feature fireplace that provides a cosy focal point for relaxing evenings.





Undoubtedly the heart of the home is the impressive open-plan kitchen and dining room. Designed with modern living in mind, this sociable space effortlessly brings family and friends together, whether preparing meals in the well-equipped kitchen or entertaining around the dining table. A door opens directly onto the rear garden, seamlessly extending the living space outdoors during the warmer months.

The first floor continues to impress with three generously proportioned bedrooms, each enjoying delightful far-reaching views across the surrounding countryside, reinforcing the property's wonderfully rural feel. Serving the bedrooms is a beautifully appointed family bathroom, thoughtfully fitted with a freestanding bath, separate shower enclosure, WC and wash hand basin set within a stylish vanity unit.

Outside, the mature garden, mainly to front provides an excellent balance of lawn, planting and entertaining space, creating various zones and an environment to enjoy throughout the seasons. To the rear, vehicular access provides the provision for valuable off-road parking, adding further practicality to this charming home.

Offering the rare combination of peaceful countryside living with excellent accessibility, Mayfield represents a genuine turnkey opportunity for buyers seeking a home they can immediately enjoy, whilst still offering scope to further enhance and tailor to individual tastes. Being offered to the market with no upward chain, this is a wonderful opportunity to secure a charming home in an exceptionally special setting.

**** To note, the neighbouring property is also for sale if a buyer was interested in a wider opportunity****

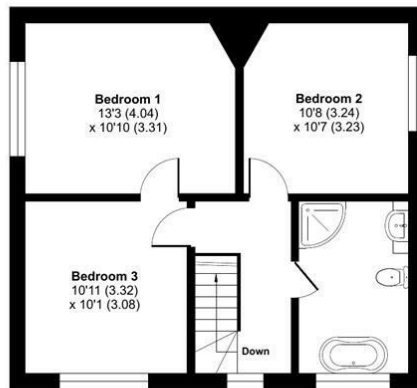




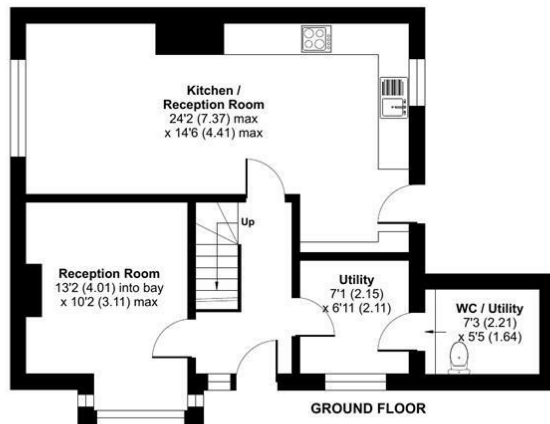
Milcote, Stratford-upon-Avon, CV37

Approximate Area = 1129 sq ft / 104.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Vaughan Reynolds. REF: 1498906

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		
EU Directive 2002/91/EC		

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 Freehold with vacant possession upon completion of the purchase.

Services: Mains water, drainage and electricity, Oil Fired central heating is understood to be connected to the property.

Local Authority: Stratford Council Tax Band C

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.

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT

T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk