



VAUGHANREYNOLDS
ESTATE AGENTS

18 Church Street
Stratford upon Avon, CV37 6HB



The Property

Occupying a prime position along one of Stratford-upon-Avon's most desirable and historic streets, 18 Church Street is a handsome Grade II Listed townhouse offering an exceptional opportunity to own a characterful home in the very centre of this world-renowned market town. Rich in architectural charm and arranged over three generous floors, the property perfectly combines timeless period appeal with an unrivalled lifestyle, where independent cafés, award-winning restaurants, boutique shopping, riverside walks and the town's celebrated cultural attractions are all quite literally on the doorstep.

The attractive period façade creates an immediate impression, reflecting the heritage and elegance found throughout this delightful home. Stepping inside, a welcoming reception hall sets the tone, with a staircase rising through the property and doors leading to the principal reception rooms.

To the front, the beautifully proportioned sitting room is bathed in natural light from an impressive feature window, creating a warm and inviting space centred around an attractive focal point. To the rear, the spacious dining room offers an equally appealing setting for both everyday living and entertaining, enjoying views over the courtyard and access to a useful vaulted cellar, providing excellent additional storage.

Beyond, the kitchen has been thoughtfully arranged to maximise practicality, offering ample fitted storage and direct access to the enclosed rear courtyard. This private outdoor space provides a peaceful retreat in the heart of the town and benefits from a useful brick-built outhouse together with a traditional gardener's WC.

The upper floors continue to impress, with a generous double bedroom occupying the first floor, enjoying excellent proportions and an abundance of natural light. The second floor provides two further bedrooms, offering flexibility for growing families, guests or those requiring dedicated home office space, all served by the family bathroom.







Rarely do homes of this character and location become available. Whether seeking a permanent residence, an elegant town base or a property that allows complete immersion in Stratford-upon-Avon's vibrant lifestyle, 18 Church Street represents a wonderful opportunity to acquire a substantial period home in one of the town's most prestigious settings.

Offered to the market with no upward chain, the property is ready for its next owner to enjoy and personalise, creating a truly special home within the heart of this historic town.

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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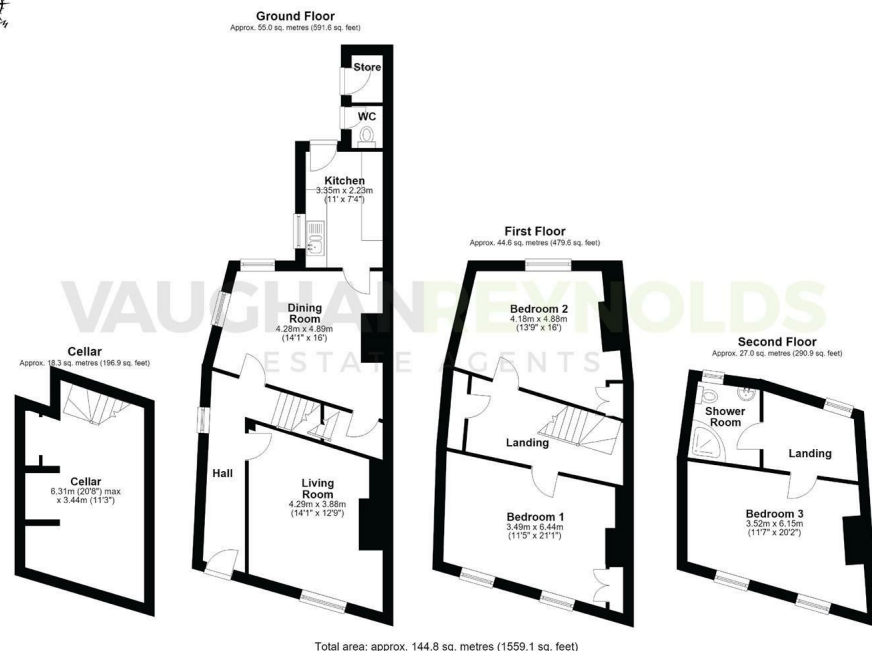


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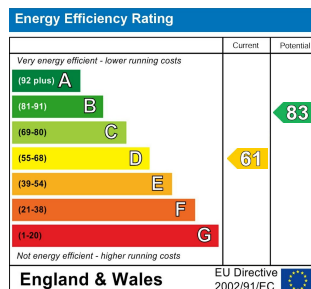


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DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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. 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 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.

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