



VAUGHANREYNOLDS
ESTATE AGENTS

5 Luddington Road
Stratford-upon-Avon, CV37 9SF



The Property

Set in a highly desirable residential position on the edge of Stratford-upon-Avon, this thoughtfully extended detached dormer home offers an exceptional blend of space, flexibility, and lifestyle appeal. Enjoying a peaceful setting with open aspects to the rear across Stratford Racecourse, the Greenway, and rolling countryside beyond, this is a home that perfectly balances town convenience with rural charm.

The property is set well back from the road behind a mature frontage, with a generous driveway providing ample parking for multiple vehicles and access to a detached double garage and a single attached garage/workshop.

Upon entering, a welcoming reception hall leads to a cloakroom/WC and sets the tone for the well-planned accommodation throughout. The spacious living room is a warm and inviting space, centred around a feature fireplace and complemented by a window and door opening onto the rear garden. A versatile study/home office provides excellent flexibility—ideal for remote working, hobbies, or additional reception use.

At the heart of the home is a superb kitchen dining room, designed for modern family living and entertaining, with direct access onto an elevated decked terrace. A separate utility room adds practicality, while a ground floor bedroom with en-suite offers an ideal solution for guests, multigenerational living, or those seeking single-level accommodation.

To the first floor, a central landing leads to three further well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from fitted storage and its own en-suite shower room.







A standout feature of the property is the beautifully mature rear garden. A generous raised deck seamlessly connects the indoor and outdoor spaces, stepping down to a lawn bordered by well-stocked planting. A charming bridge leads to an additional garden area that enjoys a wonderful sense of privacy and direct connection to the surrounding countryside.

This is a rare opportunity to acquire a spacious and adaptable home in a prime edge-of-town location, offering both tranquillity and convenience in equal measure.

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

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.

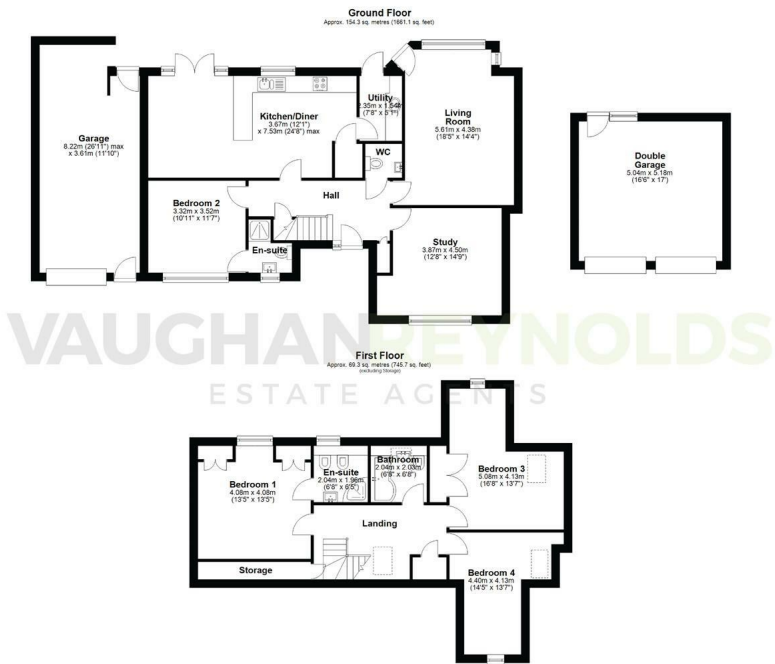
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

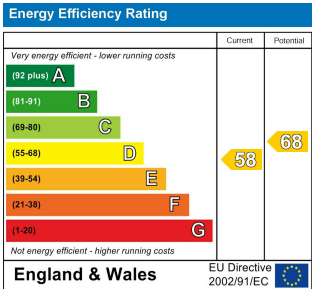
Local Authority: Stratford, Council Tax Band E

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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.



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