



VAUGHANREYNOLDS
ESTATE AGENTS

Beatrice House, Aintree Road
Stratford-Upon-Avon, CV37 9FL



The Property

A beautifully designed four-bedroom, energy-efficient home built by a bespoke independent developer. Ideally situated within walking distance of Stratford-upon-Avon town centre and located within the catchment area for a highly rated Ofsted primary school, this exceptional property combines modern living with thoughtful design. Upon entering, you are welcomed by a bright and spacious hallway, with the staircase to the left and a generous living room to the right. Filled with natural light from the attractive bay window, the living room also features a charming working log burner. Comfort has been carefully considered throughout, with individually controlled thermostats in every room and underfloor heating across the entire ground floor.

The heart of the home is the impressive open-plan kitchen and dining area, designed with both everyday living and entertaining in mind. The contemporary kitchen is fitted with high-quality integrated appliances, including a fridge freezer, double oven, microwave, hob, and dishwasher. washer dryer, all complemented by elegant granite worktops. A central island provides additional workspace and a sociable dining area, while stunning bi-fold doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A convenient downstairs cloakroom is also located off the hallway.

The first floor offers flexible accommodation with a single bedroom currently used as a study, although it would make an ideal dressing room or nursery. There is also a spacious double bedroom, a stylish family bathroom, and a further double bedroom benefiting from its own modern en-suite shower room. Occupying the entire top floor is an outstanding principal bedroom suite, complete with a private en-suite bathroom, a generous airing cupboard and excellent storage within the eaves, providing a practical yet luxurious retreat.







Outside, the low-maintenance rear garden has been thoughtfully hard landscaped, making it perfect for busy lifestyles or a lock-up-and-leave property.

The garden also provides direct access to the garage with electric doors, and electric gates ensure convenience and security. Parking is available via an allocated space in front of the garage, all situated behind a secure gated entrance benefiting from remote fob access.

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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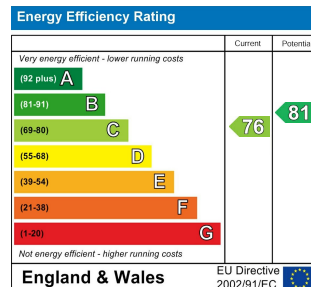
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GENERAL INFORMATION

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 AI.

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, electricity and drainage are connected to the property. Air Source heat pump.

Local Authority: Stratford, Council Tax Band F

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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