



VAUGHANREYNOLDS
ESTATE AGENTS

15 St. Gregorys Road
Stratford-Upon-Avon, CV37 6UH



The Property

Tucked away along one of Stratford-upon-Avon's most desirable leafy residential roads, 15 St Gregory's Road presents a rare opportunity to acquire a spacious and versatile home within easy reach of the town centre. This established location is renowned for its blend of distinctive architecture, prestigious homes, and its convenient yet private setting.

Set well back from the road, the property immediately impresses with its generous frontage, offering ample parking for multiple vehicles alongside a substantial lawned fore garden that enhances its kerb appeal.

A welcoming reception hall sets the tone for the home, complete with practical cloaks storage and a ground floor shower room/WC—ideal for modern family living.

The bright and airy lounge is a standout feature, bathed in natural light and centred around an attractive stone fireplace. Double doors lead through to a semi open-plan dining kitchen, creating a sociable and flexible living space perfect for both everyday life and entertaining.

The kitchen itself is well-appointed and forms the true heart of the home, with direct access to the garden and a separate utility room adding further convenience.

The ground floor continues to impress with a generous en-suite bedroom, complete with an extensive range of fitted wardrobes—ideal for guests or single-level living. A further room offers excellent versatility as a fourth bedroom, home office, or additional reception space.

Upstairs, two well-proportioned double bedrooms each benefit from their own en-suite facilities, providing comfort and privacy for family members or visitors alike.





The mature plot is a true highlight, with established trees lining the boundaries to create a sense of privacy and seclusion. The rear garden offers a peaceful retreat, complemented by a terrace patio—perfect for outdoor dining and relaxation.

A substantial garden room provides excellent additional space, ideal for use as a studio, gym, or hobbies room. There is also a Detached single garage with electrically operated door.

Combining space, flexibility, and a prime location, this charming dormer home is perfectly suited to a range of buyers—from families to downsizers seeking comfort without compromise.

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.





2



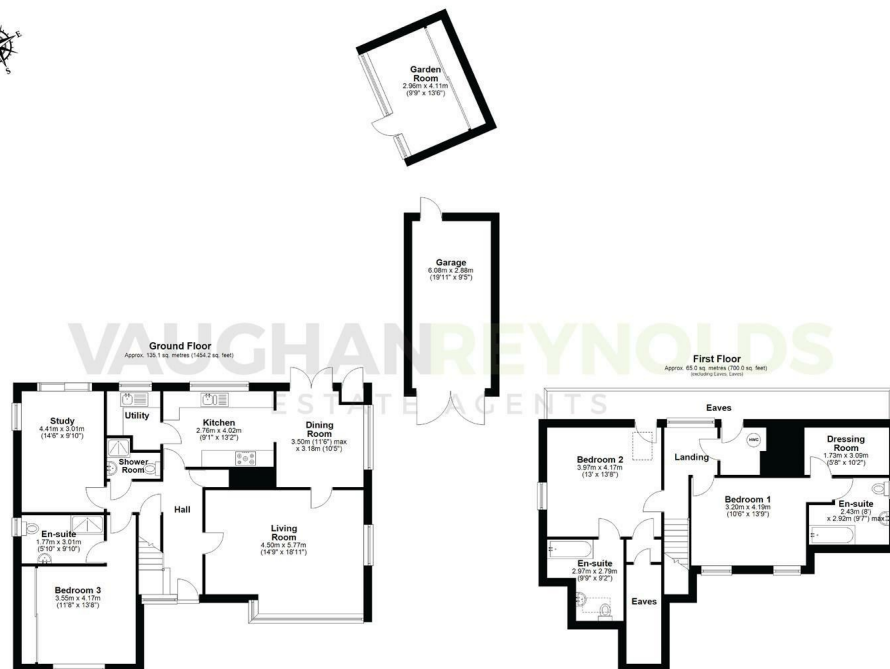
4



4

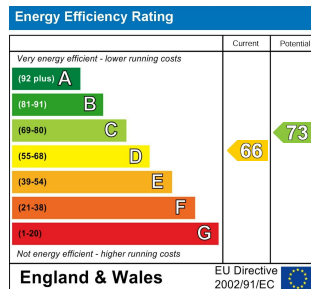


0.24 acre(s)



Total area: approx. 200.1 sq. metres (2154.2 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. 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 G

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