



VAUGHANREYNOLDS
ESTATE AGENTS

28A Loxley Road
Stratford-Upon-Avon, CV37 7DP



The Property

This beautifully presented and modernised five-bedroom detached family home is situated at the foot of one of Stratford's most prestigious roads, within easy walking distance of the town centre. Offering light, spacious and versatile accommodation across three floors, the property is ideal for modern family living and benefits from ample driveway parking for 4/5 cars and landscaped south-facing gardens.

The ground floor centres around a bright L-shaped dining kitchen fitted with bespoke units, granite worktops and integrated appliances, with ample space for dining. A snug/study provides a flexible additional reception room, while the inner hallway gives access to a living room which features a contemporary fireplace and doors opening onto the rear garden. From the inner hall there is access to a cloakroom/WC with plumbing for washing machine and tumble dryer.

On the first floor, the principal bedroom enjoys a Juliette balcony overlooking the garden and an en-suite shower room. Three further bedrooms are served by a family shower room, with one bedroom currently being used as a dressing room. The second floor provides an excellent guest suite, comprising a spacious kingsize bedroom with skylights and its own en-suite bathroom.

Externally, the front of the property offers generous driveway parking, while the south-west facing rear garden has been thoughtfully landscaped with four terraces, lawn, flower beds and borders. A substantial log cabin with power and lighting provides an ideal home office or garden room, complemented by an additional timber shed for storage.







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

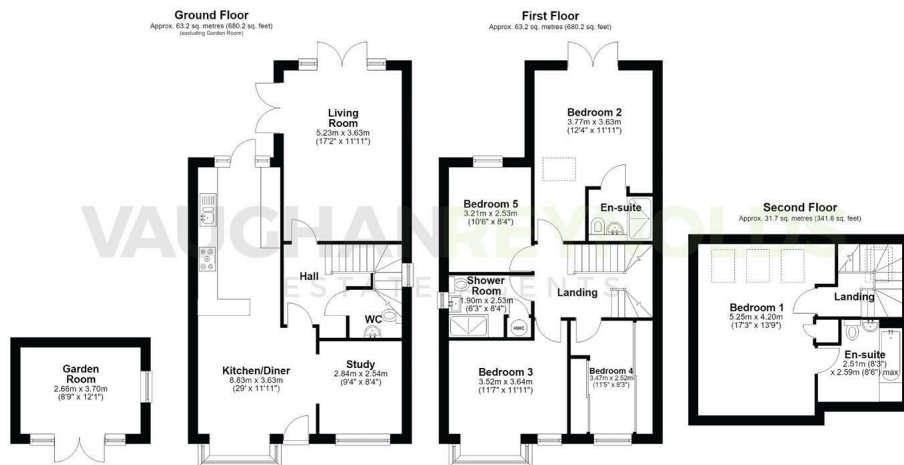


5

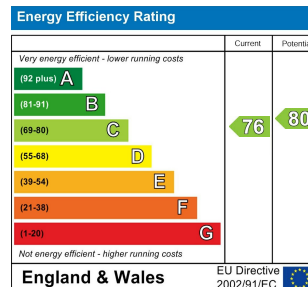


3





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 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: All mains services are 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