



VAUGHANREYNOLDS
ESTATE AGENTS

44 Hathaway Lane
Stratford-upon-Avon, Warwickshire, CV37 9BJ



Property Description

Ideally positioned in a prime, established residential location, close to Shottery Village and Stratford-upon-Avon Town centre, this traditional semi detached home enjoys easy access to the countless amenities at hand. It has been thoughtfully extended to offer a deceptive level of well-appointed accommodation over three floors. With approximately 2334 sq ft of versatile space and a plot extending to circa 0.2 acre, this impressive home should appeal to a wide range of buyers.

Set back from the road beyond a gravelled driveway, the internal accommodation in brief comprises; Entrance hall with stairs rising to the upper floor, storage under and a guest WC/Cloaks.

The cosy sitting room has a bay window to front and feature fireplace with inset living flame gas fire. Continuing into the heart of this home, you are greeted by an inspiring open-plan kitchen, family and dining room. This three zoned space provides excellent versatility, with a dedicated seating area around a log burner. Engineered oak floors continue to the kitchen area, which is beautifully appointed with a comprehensive range of Siematic units, contrasting Silestone worksurfaces and a plethora of branded appliances.

The dining area is flooded with natural light through multiple glazed roof lights, a feature atrium and bi-folding doors to rear. There is a useful pantry and door to a generous utility / laundry room.

Stairs give access to four bedrooms, study and a stylish family bathroom. The main bedroom boasts an equally well appointed en-suite shower room and has a bank of bespoke fitted furniture. Bedroom five serves well as a study, or dressing room to the main. There is a further double en-suite bedroom to the second floor, where you can access additional storage space, boasting potential to be converted if required.







Externally, the property occupies an impressive mature plot, which extends to approximately 0.2 acre in all. Laid mainly to lawn, there are various interspersed shrubs, trees and plants throughout providing a delightful leafy back drop. An area of raised decking abuts the kitchen and is the ideal space to entertain or enjoy alfresco dining. A personnel door to the side, leads through to an oversized single garage.

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.

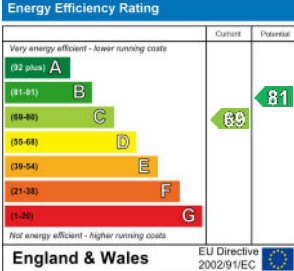
Local Authority: Stratford-upon-Avon, Council Tax Band D

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Total area: approx. 216.9 sq. metres (2334.2 sq. feet)
 This plan is for layout guidance only and not drawn to scale unless stated. Window and door coverings are approximate. We advise every care to be taken in preparation of this plan, please check all dimensions and shapes before making any decisions related to the property.
 Plan produced using PlanIt.



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