



VAUGHANREYNOLDS
ESTATE AGENTS

Rowany, Campden Road
Clifford Chambers, Stratford-Upon-Avon, CV37 8JA



The Property

Being set back from the road beyond a generous frontage with extensive driveway and mature screening, this spacious detached family home occupies a mature plot and boasts a highly versatile layout. Due to the linear design of accommodation and a second staircase, the property lends itself well to multi generational living, or provides the option to let part as a self contained annex to help subsidise income.

Ideally located in a delightful village on the outskirts of Stratford upon Avon, the property offers easy access to the countless attractions and amenities at hand, so should appeal to a wide demographic of buyer.

Entering the property, you are greeted by a welcoming hall, with stairs leading off and a panelled door to a cosy snug / family room with multi fuel burner and bay window to front. Continuing through to the heart of this home, an impressive, light filled open plan space provides the perfect hub for families and friends to gather. There is a well equipped kitchen with AGA, next to a breakfast space and relaxed seating area, complete with views of the garden through glazed doors.

A step then rises to a formal dining space and further leads on to a large seating area, with bay window to front and cylindrical log burner as a focal point. There is a useful utility room and inner lobby with access to the double garage and further to a second (back) staircase.

To the first floor, a central landing provides access to the principal suite comprising a generous double bedroom with walk out balcony, dressing room and en-suite bathroom. There are three further double bedrooms, two with en-suite and a family bathroom. A second first floor utility provides the option of a kitchenette to two of the bedrooms, affording the option for a self contained annex if required,







Externally, the property occupies a generous mature plot, extending to approximately 0.3 acre, and is filled with a variety of flowering shrubs, trees and plants throughout. Laid mainly to lawn with shaped, well stocked borders, a large decked area links the living space, affording multiple options for alfresco dining. There is a vegetable garden with brick outbuilding and a substantial timber lodge with power and lighting, providing the perfect home office or hobbies room. The garden then extends to the side and front, where a large gravel drive provides parking for several vehicles and access to the attached double garage.

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-upon-Avon District Council. Tax Band G

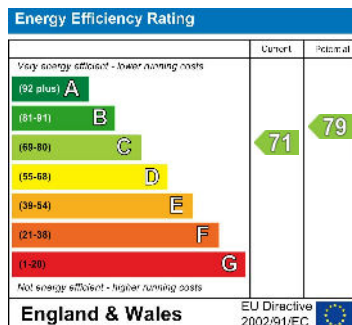
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Total area: approx. 308.6 sq. metres (3321.7 sq. feet)

This plan is for layout purposes only and not drawn to scale unless stated. Windows and door openings are approximate. All dimensions are to the face of walls unless otherwise stated. Please check all dimensions and steps before making any offers or contracts.



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