



VAUGHANREYNOLDS
ESTATE AGENTS

Mile House, Luddington Road
Stratford-Upon-Avon, CV37 9SE



Property Description

Situated in an established setting, towards the outskirts of Stratford-upon-Avon town centre, ideally positioned to take advantage of the countless attractions and amenities at hand, this spacious, detached property has been thoughtfully extended and remodelled by the current owners, culminating in a highly versatile, well presented and incredibly appealing family home.

Being set back from the road beyond a generous gravel driveway, the internal accommodation in brief comprises: Entrance hall with Amtico flooring throughout, stairs rising to the upper floor, opening to cloaks storage, WC and panel doors off. There are two formal reception rooms that are semi open plan, but can be isolated by inset doors, and comprising a super lounge, with feature fire place and inset real effect fire, home bar and two sets of French doors affording access and views of the garden.

The dining room is a welcoming space that is flooded with natural light through a bay window to front. The breakfast kitchen has been thoughtfully designed to offer a highly functional yet attractive space and comes complete with a comprehensive range of smart storage solutions with contrasting granite and corian worksurfaces over, branded appliances and an instant hot tap. There is feature lighting, integrated speaker system and a separate seating area which is ideal for occasional dining. From here you can access a useful study / home office, utility / boot room and workshop.

To the first floor, a galleried landing provides access to each of the four (previously five) bedrooms and a stylish principal bathroom. This space is fitted with a high quality, white suite comprising jacuzzi bath, separate shower enclosure, WC and wash hand basin. The main bedroom enjoys an expanse of bespoke fitted furniture, stylish en-suite shower room and air conditioning.

There is a walk out balcony affording space to unwind and enjoy views of the garden, which then links to bedroom number two. Bedroom four has two zones and was formally two rooms, providing the next owners the opportunity to separate again if needed.







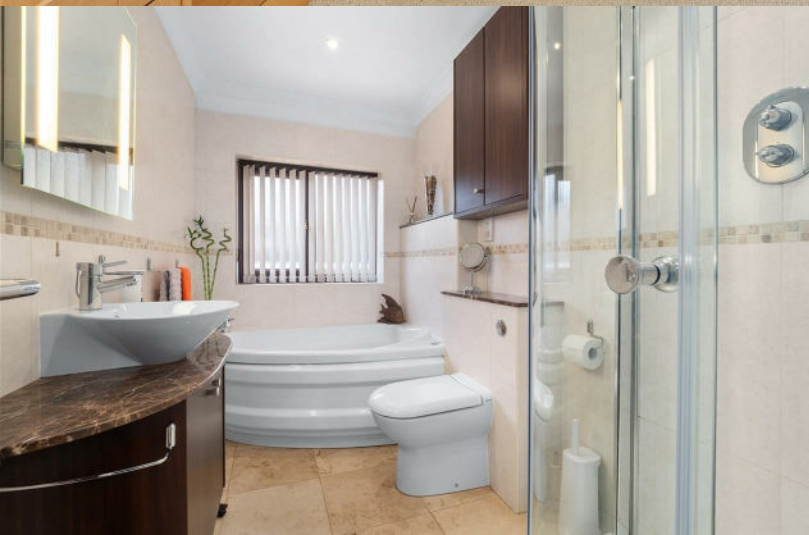
Externally, the property occupies a generous plot, which in all extends to approximately 0.22 acre. To the rear, a delightful mature garden has been thoughtfully landscaped with an array of colorful plants, shrubs and trees throughout, providing the perfect back drop and outside entertaining space in the summer months. Beyond sits a further expanse of lawn, summer house, potting shed and productive vegetable patch.

To the front of the property, there is ample parking and access to the former garage stores. To note, both garages have been encompassed into the main house and now provide basic storage only.

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.

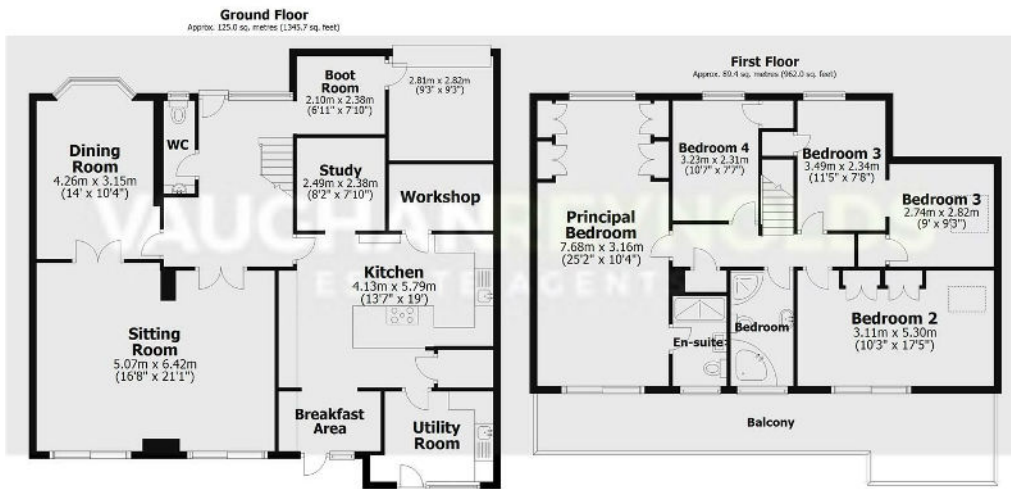
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

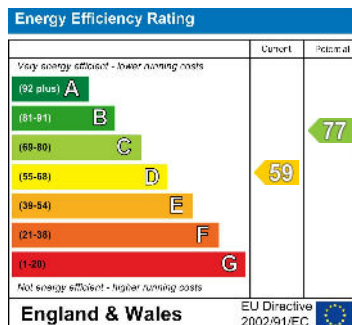
Local Authority: Stratford-upon-Avon, Council Tax Band E

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. To complete our quality service, VaughanReynolds is pleased to offer free valuations. Please contact the office on **01789 292659** to make an appointment.

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Total area: approx. 214.4 sq. metres (2307.7 sq. feet)
This plan is for best guide only and not drawn to scale unless stated. Window and door openings are approximate. Use the every care is taken in preparation of this plan, please check all dimensions and spaces before making any decisions reliant upon them.
Plan produced using FloorPlan.



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