



**VAUGHANREYNOLDS**  
ESTATE AGENTS

3 Gainsborough Road  
Stratford-Upon-Avon, Warwickshire, CV37 9FA



## Property Description

Ideally positioned in a prime, established residential location, close to Shotton Village and Stratford-upon-Avon Town centre, this modern detached home enjoys easy access to the countless amenities at hand. It has been thoughtfully re-configured by the current owners to offer a deceptive level of well-appointed accommodation over two floors.

With approximately 1866 sq ft of versatile space and a generous detached double garage, this impressive home should appeal to a wide range of buyers.

Set back from the road beyond a block paved driveway, the internal accommodation in brief comprises: Entrance hall with stairs rising to the upper floor, storage under and a guest WC. The lounge is of a generous proportion and feature inglenook fireplace with inset living flame gas fire. Continuing into the heart of this home, you are greeted by an open-plan kitchen/dining space. This space provides excellent versatility, with a dedicated dining area and glazed doors leading back in to the entrance hall. Parquet floors continue to the kitchen area, which is beautifully appointed with a comprehensive range of wall and base units, contrasting Quartz worksurfaces and a plethora of integrated appliances.

Stairs give access to five bedrooms and a stylish family bathroom. The main bedroom boasts an equally well-appointed en-suite with bath and shower and has a bank of bespoke fitted furniture.







Externally, the property occupies an impressive mature plot with south-facing garden to the rear. Laid mainly to lawn, there are various interspersed shrubs, trees and plants throughout providing a delightful leafy back drop. There is a generous patio area which provides space to entertain or enjoy alfresco dining. The double garage has a personnel door and two separate up and over electric doors to the front.

### 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.

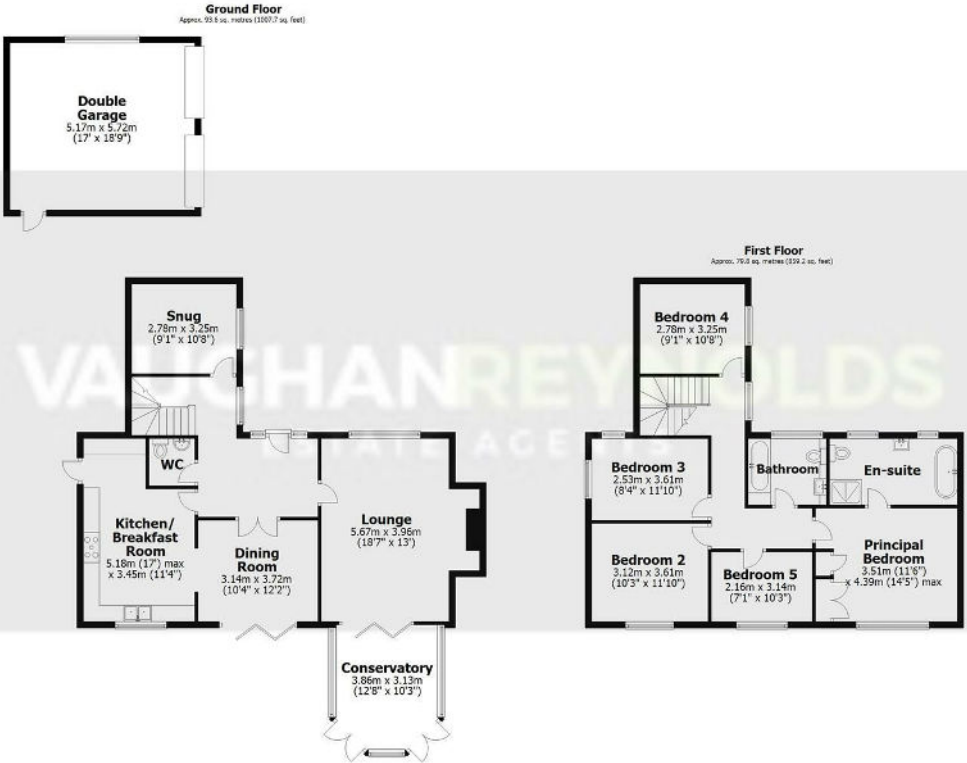
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

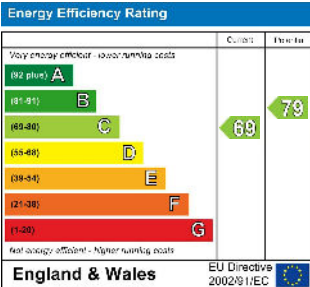
Local Authority: Stratford-upon-Avon, Council Tax Band G

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. 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. 173.4 sq. metres (1856.8 sq. feet)  
This plan is for layout guidance only and not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions relating to them. Plan produced using Planit.



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