



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Appletree House, 35a St Marys Road  
Stratford-Upon-Avon, CV37 6XG



## Property Description

Constructed in 2022 by an established local developer and designed by an award winning architect, this contemporary home boasts a striking exterior and high quality modern interior. Filled with natural light through feature glazing and boasting a feeling of space and volume with high ceilings and clean, sharp lines, this contemporary home requires viewing to be fully appreciated.

Ideally positioned in an established residential setting, just moments from Stratford town centre and its countless attractions and amenities, the property is set back from the road beyond a resin bound driveway, providing ample parking and access to the internal accommodation in brief comprising: An inviting entrance hall with wood effect tiled flooring and under floor heating throughout, feature cantilevered staircase with glazed balustrade and glass divide to a cosy sitting room.

This space has a range of bespoke storage, recess for TV and a feature inset living flame fire. Entering the core living space, you enjoy open views of the gardens through an expanse of glazing. There are three zones within this open plan space. A sitting area, dining area and kitchen. The kitchen is beautifully appointed with a range of Siematic units, complemented by sleek silestone worksurfaces and a bank of integrated branded appliances, including Neff cooker, microwave and warming drawer, Siemens dishwasher, fridge and freezer. There are Porcelanosa floor tiles to the ground floor and a useful utility / boot room with shower and a WC / Cloaks.

To the first floor, a gallery landing with feature glazed roof light leads to four spacious bedrooms and a stylish family bathroom. Two of the bedrooms also have en-suite shower facilities. The bathrooms are high specification, with premium quality tiles.







Externally, the property enjoys a tastefully landscaped garden to rear, designed to afford an expanse of terracing providing the perfect entertaining space, and shaped lawns abutting a wrap around pathway with feature planting and lighting. This leads to a superb garden studio with covered seating area, that serves as the ideal home office, gym or hobbies room. There is an oversized integral garage with a personnel door to the inner hall, electrically operated door to front and an app controlled EV charging point to side of front of house.

### 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.

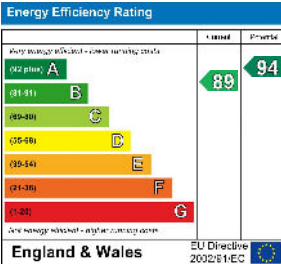
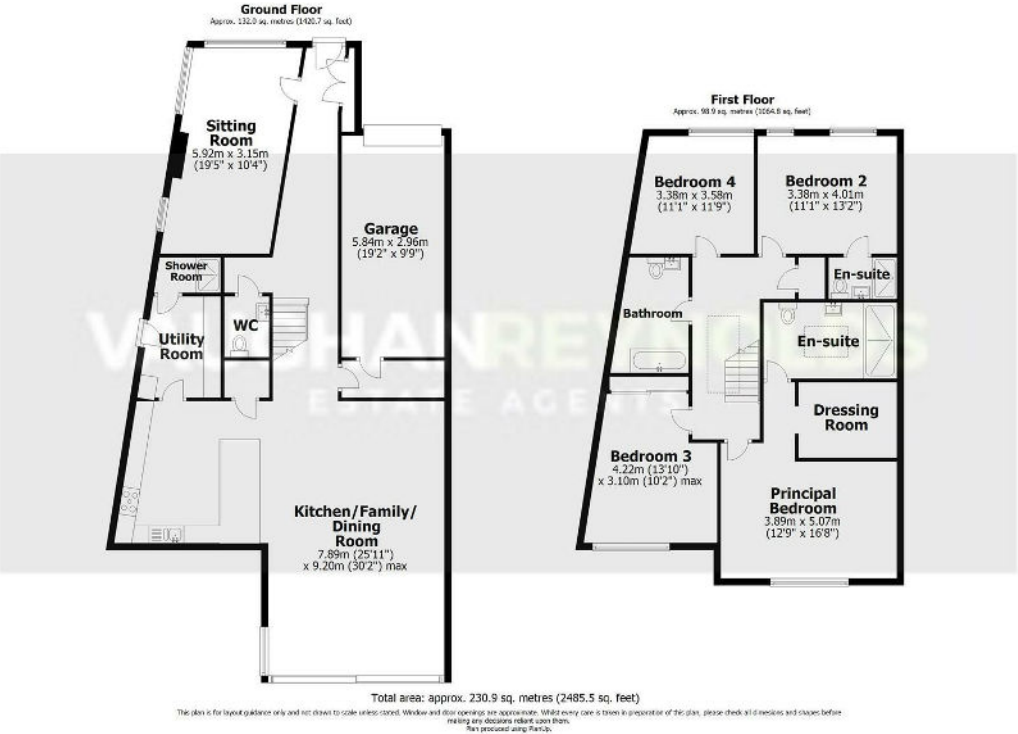
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains electric, water and drainage connect to the property. Air Source Heat Pump services heating and hot water.

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

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