



**VAUGHANREYNOLDS**  
ESTATE AGENTS

22 David Way  
Bishopton, Stratford-Upon-Avon, CV37 0UG



## Property Description

Constructed in 2011, this attractive, double fronted, detached home occupies a pleasant position and boasts an enhanced interior finish throughout. Ideally located to enjoy easy access to Stratford-Upon-Avon and the countless amenities and attractions at hand, early viewing is strongly recommended.

In brief, the accommodation comprises a spacious entrance hall with stairs rising to the upper floor and WC off. The living room is a generous space with patio doors leading to the south facing rear garden. This kitchen/breakfast room is well equipped with a modern fitted kitchen, complete with contrasting worksurfaces, splash back tiling and a range of integrated appliances. The dining space is filled with natural light. A separate study affords the perfect home work space and completes the ground floor accommodation.

To the first floor, a galleried landing provides access to an airing cupboard, loft and well appointed family bathroom. There are four good size bedrooms, two of which have their own ensuite shower rooms.

Externally, the rear garden has been thoughtfully landscaped with a variety of flowering shrubs, trees and plants throughout and paved patio. Exterior lighting affords the opportunity to enjoy the outside space late into the evening. There is gated access to the side, which leads to a tandem parking space and single garage with up and over door and personnel door.

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.

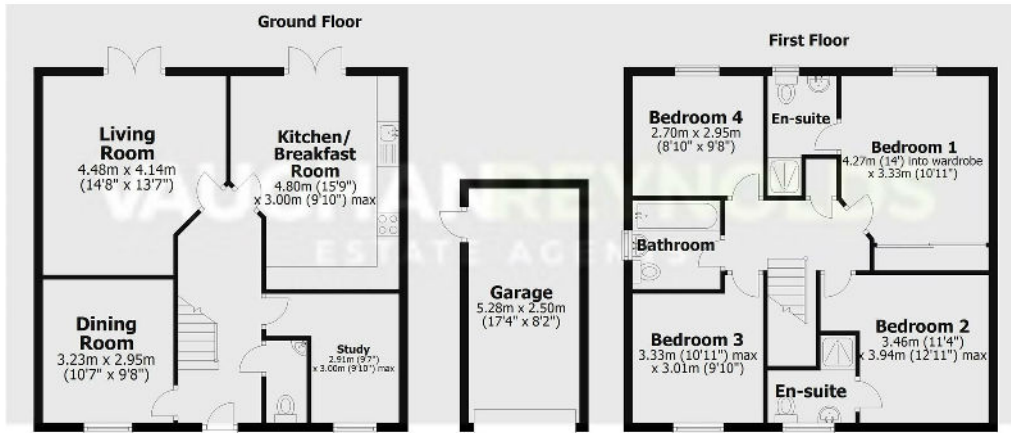
Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

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. Service charge is £256per annum. Local Authority: Stratford-upon-Avon, Council Tax Band F

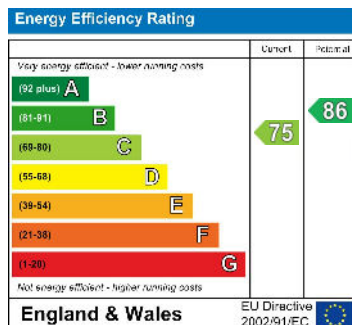
In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This 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 125 Sq. Metres  
(1345 Sq. Feet)**

This plan is for layout guidance only and not drawn to scale unless stated. Window 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 reliant upon them.  
Plan produced using PlanUz.



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