



**VAUGHANREYNOLDS**  
ESTATE AGENTS

23 Elgin Gardens  
Stratford-Upon-Avon, CV37 7BG





## Property Description

Located within a popular modern development in a prime residential location just south of the river, this rarely available detached home is ideally situated to take advantage of the countless attractions and amenities at hand in Stratford upon Avon town centre.

Having been thoughtfully extended and comprehensively refurbished throughout by the current owners, the property now offers a stylish, high-quality interior that should appeal to a wide mix of buyers, in particular those wishing to own a modern turn key home in an exclusive setting.

In brief, the accommodation comprises: Reception hall with WC and stairs leading off. There is a pleasant lounge with dual aspect glazing, including French doors to the garden, recessed spot lights and vertical radiators. The heart of this home is an impressive open plan kitchen diner and seating space, a superb room provides the ultimate environment for hosting guests whilst preparing meals. The kitchen is well appointed with a comprehensive range of storage, complete with contrasting quartz worksurfaces and a bank of integrated appliances to include a double oven, induction hob, extractor, dishwasher, fridge and freezer. There is ample space for a dining table and chairs and a separate relaxed seating area enjoying views of the garden through an expanse of bifold doors. An enclosed utility provides additional useful storage.



To the first floor, a central landing provides access to three good size bedrooms and a stylish bathroom. Fitted with a modern white suite, this space comprises a panel bath, low level WC, pedestal wash hand basin and complimentary tiles throughout. The principal bedroom has a bank of fitted wardrobes and an equally well appointed en-suite shower room, complete with oversize shower enclosure, wash hand basin and WC.









Externally, there is a pleasant enclosed garden to rear, landscaped to provide a low level of maintenance. There is a generous terrace providing ample space for alfresco dining, overlooking an area of artificial grass and raised boarders filled with an array of mature flowering shrubs, trees and plants throughout. A raised decked terrace serves as the perfect spot to relax and enjoy the morning or evening sun. There is a single garage to side with tandem parking to the fore.

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.

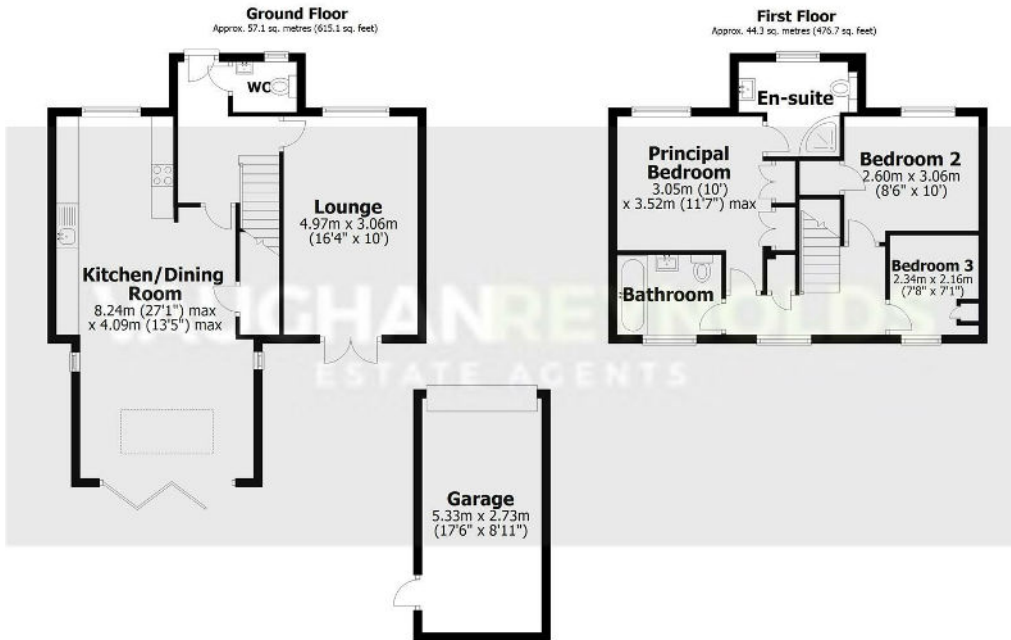
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property. NB There is an estate charge of £397.76 per annum payable for the upkeep and maintenance of the green space.

Local Authority: Stratford upon Avon, Council Tax Band E

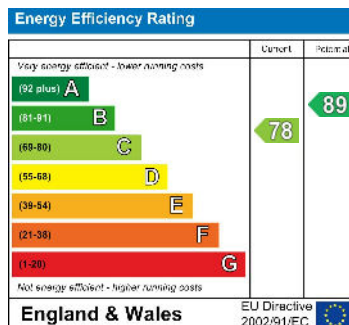
In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This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

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



Total area: approx. 101.4 sq. metres (1091.8 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 relating to them. Plan produced using PlanUp.



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10 Union Street, Stratford upon Avon CV37 6QT

T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk