



**VAUGHANREYNOLDS**  
ESTATE AGENTS

7 Exhall Close  
Stratford-Upon-Avon, CV37 7HE



## The Property

Located within a popular established residential location, just south of the river, this traditional semi detached property has been thoughtfully extended by the current owners to provide additional space and versatility. In addition, there is a useful multi-purpose garden building, further increasing the versatility of this rarely available home.

Being set back from the road beyond a block paved driveway providing ample off road parking, you enter the property through an enclosed porch, to an inviting reception hall and sitting room. There is a feature fire, wood flooring throughout and a bay window to front. Through an inner lobby with useful storage space and cloaks cupboard, you access a home office/study space and further into the family room. A cosy additional reception room, this leads through to an impressive open plan dining kitchen, which is filled with natural light through an expanse of glazing and Velux roof windows set in a feature vaulted ceiling. There is ample space for a family dining table, and a modern sleek kitchen provides ample storage, complimented by quartz worksurfaces and an array of branded integrated appliances. Passing a utility space with door to garden, there is also a guest WC.



To the first floor, a central landing provides access to three bedrooms and a family bathroom. The loft has been partially converted to offer additional storage/hobbies space and can be accessed via a pull down ladder.





Externally, there is a pleasant enclosed garden to the rear enjoying a due south east orientation, which is laid mainly to lawn, with a generous, part covered paved patio, ideal for alfresco dining and a raised beds to boundary. There is a substantial detached garden building that is fully insulated and provides the perfect hobbies room, separate home office or any form of ancillary accommodation required.

### 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.





4



3



2



# 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.

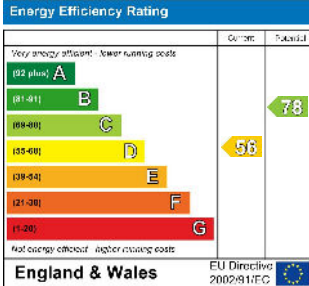
Tenure: The property is with vacant possession upon completion of the purchase.

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

Local Authority: Stratford, Council Tax Band D

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.

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 their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



**VAUGHANREYNOLDS**  
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT  
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk