



VAUGHANREYNOLDS
ESTATE AGENTS

30 Avonside, Mill Lane
Stratford-Upon-Avon, CV37 6BJ



The Property

Perfectly positioned within one of Stratford-upon-Avon's most prestigious riverside developments, 30 Avonside presents an exceptional opportunity to acquire a beautifully refurbished duplex apartment in an unrivalled setting. Occupying the upper two floors of this highly regarded development, adjacent to the historic Holy Trinity Church and just a short stroll from the town's renowned restaurants, theatres and boutique shops, this remarkable home combines contemporary luxury with an enviable lifestyle.

Having undergone an extensive programme of refurbishment, the apartment now offers an interior of outstanding quality with a genuine 'as new' feel throughout. Every detail has been carefully considered, from the stylish décor and contemporary flooring to the upgraded heating, lighting and high-quality finishes, creating one of the finest apartments within this exclusive riverside address.

Accessed via a secure communal entrance with intercom system, the accommodation begins with a welcoming private reception foyer. A short flight of stairs leads to a beautifully appointed entrance hall with useful cloak storage which opens into a spectacular open-plan living space, undoubtedly the heart of the home. Bathed in natural light through French doors leading onto the private balcony, this superb room has been thoughtfully designed for modern living. A bespoke entertainment wall creates an impressive focal point to the relaxed seating area, whilst the stunning breakfast kitchen is fitted with sleek handleless cabinetry, luxurious quartz work surfaces and an excellent range of integrated branded appliances. A walk-in pantry, built-in bench seating and ample space for dining complete this highly sociable space, making it equally suited to everyday living and entertaining.

The accommodation offers excellent flexibility, with a generous double bedroom and contemporary en-suite positioned on the middle floor, ideal for guests or multi-generational living. The upper floor provides two further spacious double bedrooms, together with an attractive landing incorporating a dedicated study area, perfect for home working. The principal suite enjoys an extensive range of fitted wardrobes and a stylish modern en-suite shower room, continuing the exceptional standard found throughout the apartment.







Stepping outside, the private balcony provides the perfect place to relax whilst enjoying the peaceful surroundings and glimpses towards the River Avon. Residents also benefit from beautifully maintained communal gardens, where rolling lawns extend to the water's edge, with exclusive riparian rights reserved solely for those within the development. An oversized single garage, private parking space, additional guest parking and the rare advantage of no upward chain complete what is undoubtedly an outstanding home in one of Stratford-upon-Avon's most desirable riverside locations.

The 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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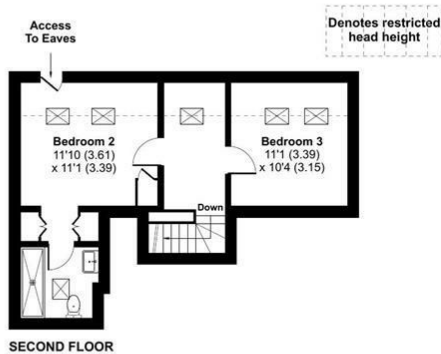


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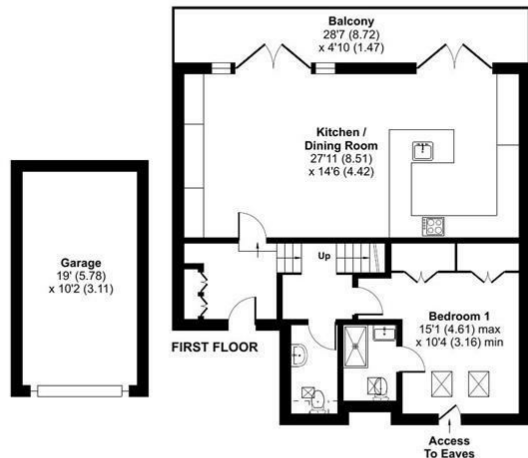


Avonside, Mill Lane, Stratford-upon-Avon, CV37

Approximate Area = 1133 sq ft / 105.3 sq m
Including Limited Use Area(s) = 95 sq ft / 8.8 sq m
Garage = 193 sq ft / 17.9 sq m
Total = 1421 sq ft / 132 sq m
For identification only - Not to scale

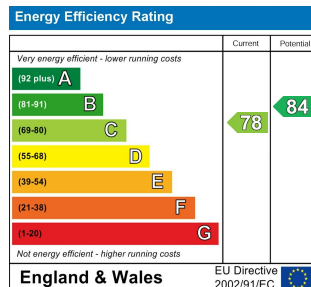


SECOND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Vaughan Reynolds. REF: 1496696



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. N.B. Some of the images used may have been enhanced using AI.

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 Leasehold with vacant possession upon completion of the purchase. The current maintenance charge is £2,304 pa and the current ground rent is £180 pa. Building insurance is £197 pa. This should be checked by your solicitor before exchange of contracts.

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

Local Authority: Stratford, 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.

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