



VAUGHANREYNOLDS
ESTATE AGENTS

4 Lingfield Crescent
Stratford-Upon-Avon, CV37 9LX



The Property

Occupying a pleasant position within the ever-popular 'Racecourse' development on the fringes of Stratford-upon-Avon, this attractive three-storey townhouse offers beautifully presented and versatile accommodation, ideally suited to modern family life. With the town's wealth of shops, restaurants, leisure facilities and cultural attractions all within easy reach, the property combines a convenient setting with the appeal of a ready-to-move-into home. Offered for sale with no upward chain, it represents a superb opportunity for a variety of buyers.

The accommodation is arranged thoughtfully over three floors, beginning with a generous living room, where a bay window draws in plenty of natural light, complemented by a feature fireplace and an attractive open staircase rising to the first floor. To the rear, a refitted dining kitchen provides a stylish and sociable space, combining modern cabinetry with ample room for dining and entertaining. A useful cloaks cupboard and direct access to the rear garden add to the practicality of this inviting space.

The first floor offers two well-proportioned bedrooms, one benefiting from fitted wardrobes, together with the principal family bathroom. Occupying the entire second floor is an impressive principal suite, creating a wonderful sense of privacy and separation from the remaining accommodation. This superb space comprises a generous double bedroom, dedicated dressing area with wardrobe storage and an en-suite shower room, providing a comfortable and indulgent retreat.

Outside, the property enjoys a private, low-maintenance rear garden, predominantly paved to create an ideal setting for alfresco dining and relaxation without the demands of extensive upkeep. A gated rear entrance leads conveniently to the parking area in front of a single garage abutting the boundary.





Combining flexible accommodation, contemporary styling and an excellent location, 4 Lingfield Crescent is a home that offers both comfort and convenience in equal measure, with the added advantage of no upward chain.

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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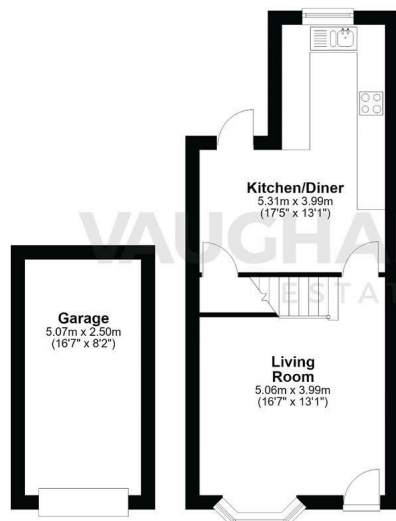
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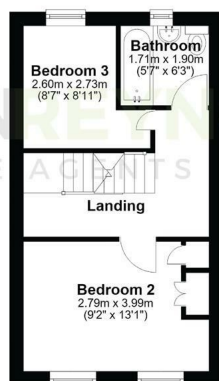
Ground Floor

Approx. 48.4 sq. metres (520.5 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.6 sq. feet)



Second Floor

Approx. 29.6 sq. metres (318.4 sq. feet)



Total area: approx. 107.4 sq. metres (1156.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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 Freehold 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 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.

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