

VAUGHAN REYNOLDS
ESTATE AGENTS

40 Dale Avenue
Stratford-Upon-Avon, CV37 7EW







The Property

40 Dale Avenue is an impressive detached bungalow which has been extensively remodelled and extended by the current owners, creating a wonderfully balanced home that combines contemporary design with the ease and practicality of single-storey living. Considerable thought has been given to the flow and functionality of the accommodation, with particular emphasis on natural light, generous entertaining spaces and a seamless connection between the house and garden. The property also benefits from existing planning permission and drawings for further extension, offering exciting potential for future owners to enhance the accommodation further, should they wish.

Set well back from the road, the bungalow enjoys an attractive approach beyond a generous paved and gravelled foregarden, with a substantial driveway providing off-road parking for several vehicles.

Internally, an inviting reception hallway provides a welcoming introduction, complete with useful cloaks storage and attractive panelled doors leading to the principal rooms.

Undoubtedly one of the standout features is the impressive L-shaped lounge, a beautifully proportioned reception space offering ample room for two distinct seating areas, ideal for both relaxing and entertaining. Wide bi-fold doors open directly onto the rear garden, allowing natural light to flood the room and creating a wonderful connection with the outside. Leading off the lounge is a versatile home office, which could equally serve as a third bedroom, depending on individual requirements.

A generous double opening connects the lounge with the superb dining area, a particularly attractive addition to the property. Bathed in natural light from an overhead glazed roof lantern, together with windows and a glazed door overlooking the garden, this is a delightful space for everyday dining and more formal entertaining. Recessed ceiling spotlights complement the contemporary finish, whilst the open arrangement provides an effortless transition into the adjoining kitchen.

The kitchen itself is beautifully appointed, featuring a comprehensive range of sleek, handleless cabinetry, including an impressive bank of full-height storage, complemented by contrasting Corian work surfaces and a selection of integrated appliances. A separate utility room provides further practical storage and space for additional white goods, helping to keep the main living areas uncluttered.

The bedroom accommodation comprises two well-proportioned double bedrooms, both benefiting from fitted wardrobes. The principal bedroom enjoys the added convenience of a stylish, easy-access wet room, whilst a separate family bathroom serves the remaining accommodation and visiting guests.


AEG
13:43







The rear garden provides a wonderful extension of the living accommodation, offering an attractive combination of privacy, mature planting and manageable outdoor space. A generous paved terrace immediately adjoining the bungalow provides the perfect setting for alfresco dining, summer entertaining or simply enjoying the peaceful surroundings.

Beyond, a shaped central lawn is framed by established shrubs, trees and planting, creating a mature and secluded setting. A covered walkway leads through to an additional enclosed area and useful garden shed, providing further practicality and storage.

Gated side access connects the rear garden with the front of the property, where the extensive driveway offers parking for several vehicles. There is also a useful store, formed from part of the original garage, ideal for bicycles, garden equipment and general household storage.

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.


2
3
2



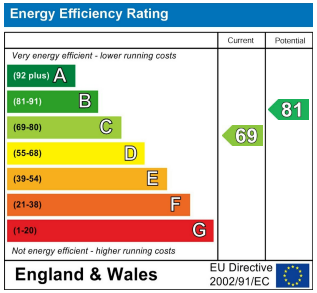
Ground Floor

Approx. 128.2 sq. metres (1380.1 sq. feet)



Total area: approx. 128.2 sq. metres (1380.1 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.



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 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.

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