

VAUGHAN REYNOLDS
ESTATE AGENTS

11 Warwick Mews
Stratford-Upon-Avon, CV37 6EZ







The Property

For those seeking the convenience of town centre living without compromising on space or privacy, 11 Warwick Mews presents an excellent opportunity. Tucked away within a private gated development, this attractive modern townhouse enjoys a wonderfully convenient position, with Stratford-upon-Avon's wealth of shops, restaurants, cafés and cultural attractions all within comfortable walking distance.

Arranged over three floors, the property offers approximately 1,517 sq ft of accommodation, including the integral garage, with a layout that is both spacious and remarkably versatile. The house has been carefully maintained by the current owners and, whilst perfectly comfortable as it stands, offers an exciting opportunity for a purchaser to introduce their own style and contemporary finishes.

One of the property's appealing features is its dual access, with a pedestrian entrance through a gated foregarden to the front, whilst to the rear, automated gates provide access to a private parking area, where the property benefits from its own parking gated space immediately in front of the integral single garage.

Stepping inside, a welcoming reception hallway provides access to the ground floor accommodation, which includes a useful cloaks cupboard and guest WC. The kitchen is fitted with a range of units and integrated appliances, whilst a separate dining room provides an inviting space for entertaining, with a glazed door opening directly onto the enclosed courtyard garden. An internal door from the hallway also provides convenient access to the garage.







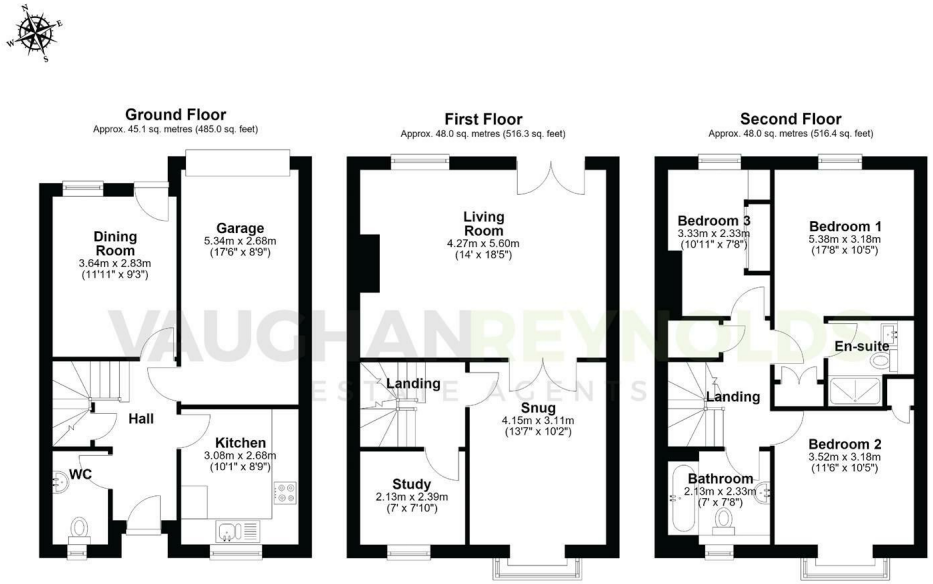


The first floor is particularly impressive, offering a wonderful arrangement of reception rooms that can be adapted to suit a variety of lifestyles. The principal living room is generously proportioned, with a feature stone fireplace creating an attractive focal point and a Juliet balcony adding to the sense of light and space. Double doors connect to an adjoining snug, ideal as a more intimate sitting room, whilst a separate study provides a dedicated space for those working from home. Importantly, both the snug and study offer the flexibility to serve as additional bedrooms if required, making the accommodation equally appealing to families or those seeking guest accommodation.

The second floor is dedicated to the principal bedroom accommodation, comprising three further bedrooms and a family bathroom. The main bedroom also benefits from its own en-suite shower room, providing a welcome degree of privacy and convenience.

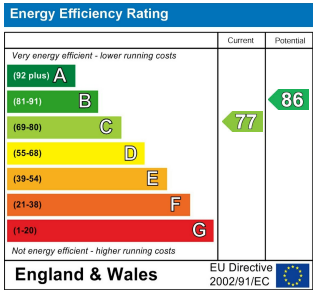
Outside, the enclosed rear courtyard garden offers a delightful, low-maintenance retreat. Predominantly paved and enjoying a good degree of privacy, it provides the perfect setting for alfresco dining, summer entertaining or simply relaxing with a morning coffee, without the demands of extensive garden maintenance.


3/4
3/4
2



Total area: approx. 141.0 sq. metres (1517.6 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 Leasehold with vacant possession upon completion of the purchase. Tenure - Leasehold 999 years from 2000. Ground Rent £50 per annum. Service Charge - Approximately £1,900 per annum.

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

Local Authority: Stratford, Council Tax Band F

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