

VAUGHAN REYNOLDS
ESTATE AGENTS

23 Heron Lane
Stratford-Upon-Avon, CV37 9EG







The Property

Occupying a particularly appealing position within an established, leafy residential setting on the outskirts of Stratford-upon-Avon, this handsome Bryant-built detached home offers an excellent balance of space, style and practicality. Set within a peaceful cul-de-sac shared with just one neighbouring property, and enjoying a delightful outlook towards a mature wooded green, the location provides a wonderful sense of privacy and tranquillity, whilst remaining conveniently placed for the town's many amenities and attractions.

Beautifully maintained and presented throughout, the accommodation has been thoughtfully arranged to suit modern family life, with generous living spaces and a natural flow between the principal rooms.

An enclosed entrance porch opens into a welcoming hallway, leading through to a generous lounge, where a feature fireplace creates an attractive focal point. Undoubtedly one of the home's highlights is the impressive open-plan dining kitchen, beautifully appointed with a range of contemporary Shaker-style units, contrasting work surfaces and a sociable breakfast bar. With ample space for family dining and entertaining, this inviting room connects effortlessly to a pleasant conservatory, providing an additional space in which to relax and enjoy views over the garden. A useful utility area, with adjoining WC and external access, completes the ground floor accommodation.

To the first floor, a central landing provides access to four bedrooms, comprising two doubles and two excellent single rooms. The principal bedroom is particularly impressive, enjoying a dedicated dressing area with fitted wardrobe and a stylish, modern en-suite shower room. The remaining bedrooms are served by an equally well-appointed family bathroom.


PORTO
TRANSATLANTIQUE
Aisle
4







Outside, the property continues to impress. The delightful, enclosed rear garden has been carefully landscaped to create an attractive and manageable outdoor space, with paved terraces ideal for alfresco dining, shaped lawns and established, well-stocked herbaceous borders providing colour and interest throughout the seasons.

Gated side access leads to the front of the property, where off-road parking and an integral single garage provide excellent everyday practicality.

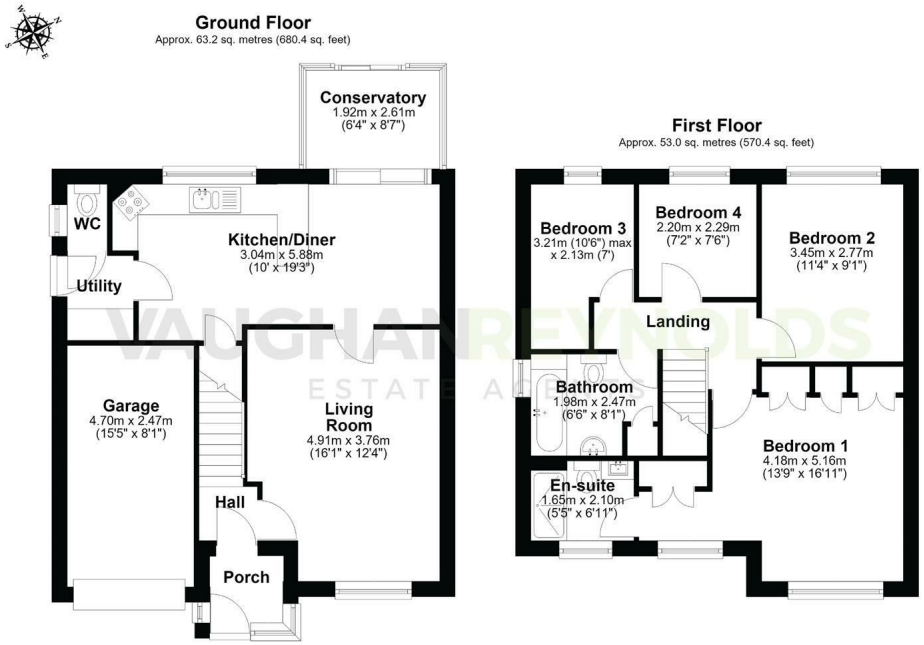
Combining a superb tucked-away position, beautifully presented accommodation and a wonderfully established setting, 23 Heron Lane represents an excellent opportunity to acquire a stylish and versatile family home in one of Stratford-upon-Avon's appealing residential neighbourhoods.

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.

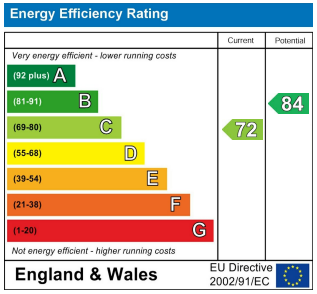
The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International 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
4
2



Total area: approx. 116.2 sq. metres (1250.8 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 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.

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