



69 Banbury Road
Stratford Upon Avon | CV37 7HW

FINE & COUNTRY

69 BANBURY ROAD

Detached family home with two large reception rooms, breakfast kitchen room, utility, ground floor cloak room, four bedrooms, family bathroom and en-suite. Outside there is a large in out driveway providing parking for four vehicles and to the rear there is a large mature, enclosed rear garden with allotment area and private aspect.



69

KEY FEATURES

Ground Floor

Entrance hall with staircase rising to the first-floor landing. There are two primary reception rooms including a sitting room with featured wood burner and a large breakfast kitchen room with a utility room with French doors onto the rear garden. The garage has been converted and extended into a ground floor bedroom with a three-piece en-suite.

First Floor

Originally a four-bedroom property the fourth bedroom has been converted into a refitted four-piece family bathroom. Now there are three double bedrooms, a large family bathroom and the original bathroom is now used as a store cupboard but could be converted into an en-suite.





SELLER INSIGHT

“ 69 Banbury Road is an impressive nineteen twenties detached house in historic Stratford Upon Avon. It enjoys a superb location within strolling distance of the town centre, primary school and theatre.

The present owners were living in London whilst working in Stratford, and they grew to love the town. They realised it was an excellent place to bring up a family, and were thrilled to find a spacious and elegant house. It has been their much loved and happy home for thirty five years.

The owners have made changes to the house, shaping it to accommodate easy family living. They converted the garage into a self contained flat, created a large family bathroom and the kitchen was extended to create a light filled, modern kitchen diner.

The kitchen/breakfast room is the busy daily hub of the home, where everyone gathers together. The work tops are designed to enable the cook to work and chat to everyone in the breakfast area: and this sociable zone has been the scene of many chatty meals with up to ten people squeezed around the large farm table. The owners recall Christmas parties when over thirty guests happily mingled in the house.

The sociable and inviting atmosphere continues in the living room, where the wood burner makes it a cosy winter retreat. It is a pleasure to relax in the conservatory and enjoy pretty garden views, or open the French doors and have an al fresco lunch on the patio.

The owners love the garden, where the lawn is wrapped around by mature shrubs, seasonal colour, and a much admired cherry tree. The lawn is large enough for the grandchildren to play football and the owners have gained pleasure from just settling on the patio and savouring the peace around them.

The house enjoys a superb location within strolling distance of all that Stratford Upon Avon has to offer. There is a Waitrose within a two minute drive and there are excellent country walks in the area. Stratford Greenway is the perfect place for a family cycle ride or ramble.

The owners are sad to leave but are moving closer to family. They take away many very happy memories.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























KEY FEATURES

Outside

This plot has a large well-maintained and enclosed rear garden with an open aspect on to Manor Road playing fields. The garden is mature with a pergola leading through to an allotment area with raised beds and a large shed.





LOCAL AREA

The enchanting town of Stratford-upon-Avon is a popular tourist destination owing to its status as birthplace of the playwright and poet William Shakespeare with visitors from all over the world. The Royal Shakespeare Company resides in Stratford's Royal Shakespeare Theatre, one of Britain's most important cultural venues. The town itself has many buildings that have survived over the years and would have been familiar to Shakespeare. It also offers a thriving community offering a wide variety of leisure, dining and shopping experiences. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon. Stratford-upon-Avon and Stratford-upon-Avon Parkway train stations offer direct services to London, Birmingham, Warwick, Warwick Parkway and Leamington Spa. There is also a coach station. Warwick Parkway, Leamington Spa, Honeybourne and Banbury also offer direct rail services to London and Birmingham. The central position of Stratford-upon-Avon makes it an ideal location for commuting to the entire country with easy access to the Fosse Way, M40, M42, M1 and M6. Leamington Spa is just twelve miles away and Banbury only twenty miles away. Birmingham International Airport is just twenty-six miles away.



INFORMATION

Services

We believe that all mains services to the property are connected including gas, electric, water, drainage and telephone.

Local Authority

Stratford-on-Avon District Council

Tenure

Freehold

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950.

Website

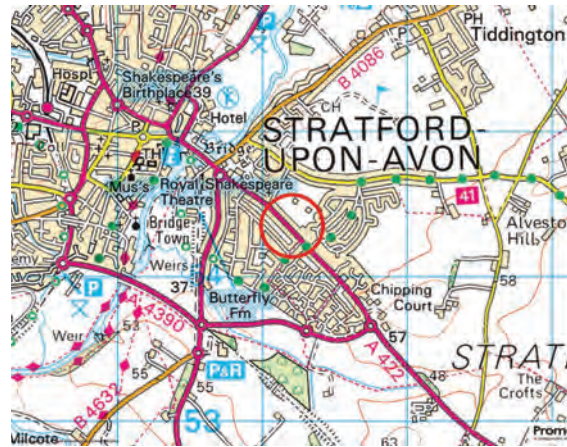
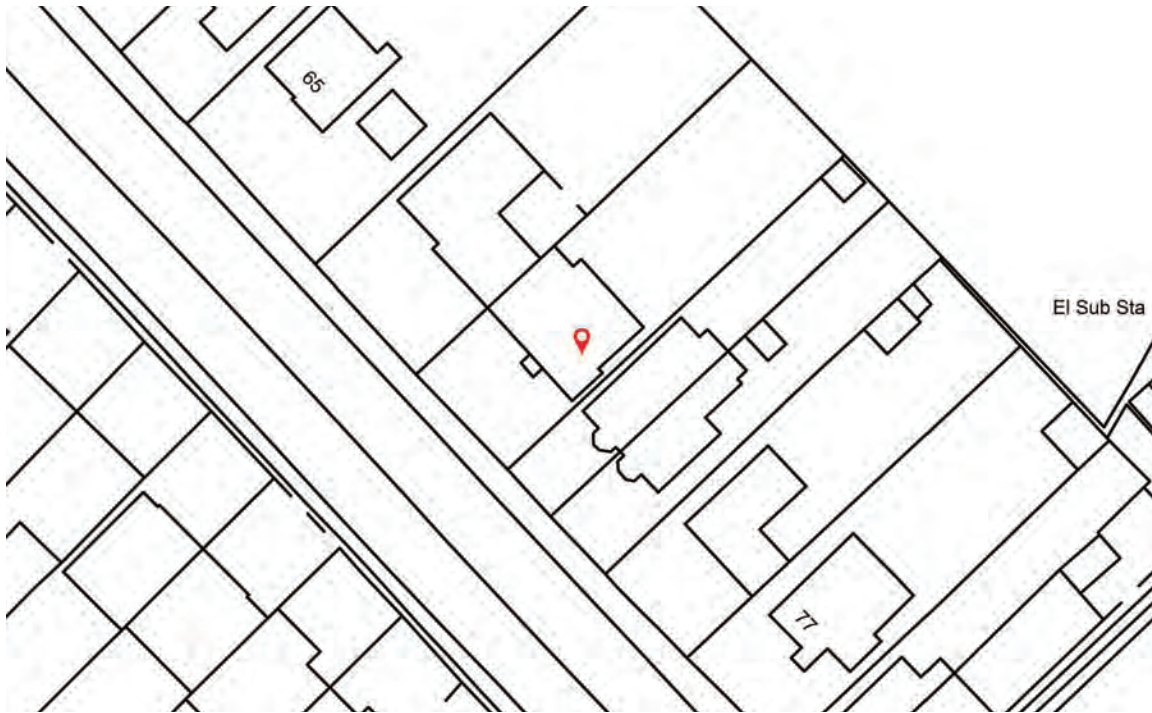
For more information <https://www.fineandcountry.com/uk/stratford-upon-avon>

Opening Hours:

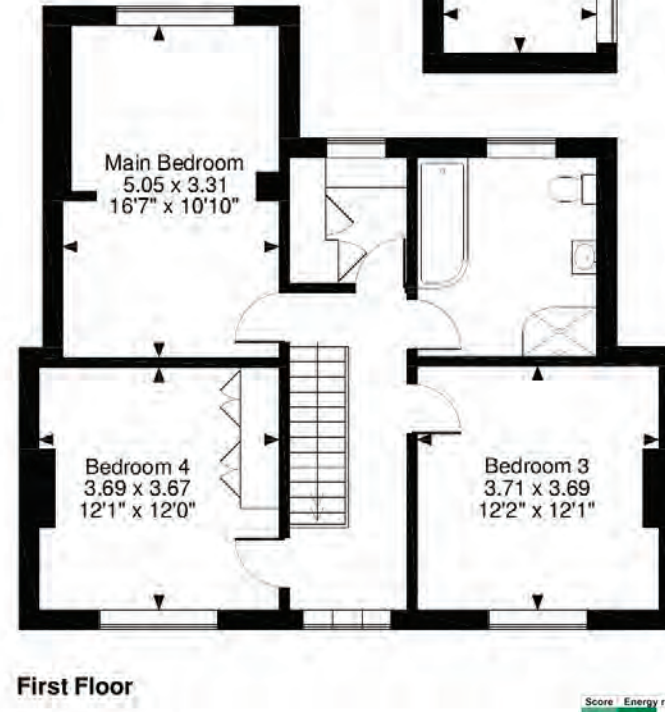
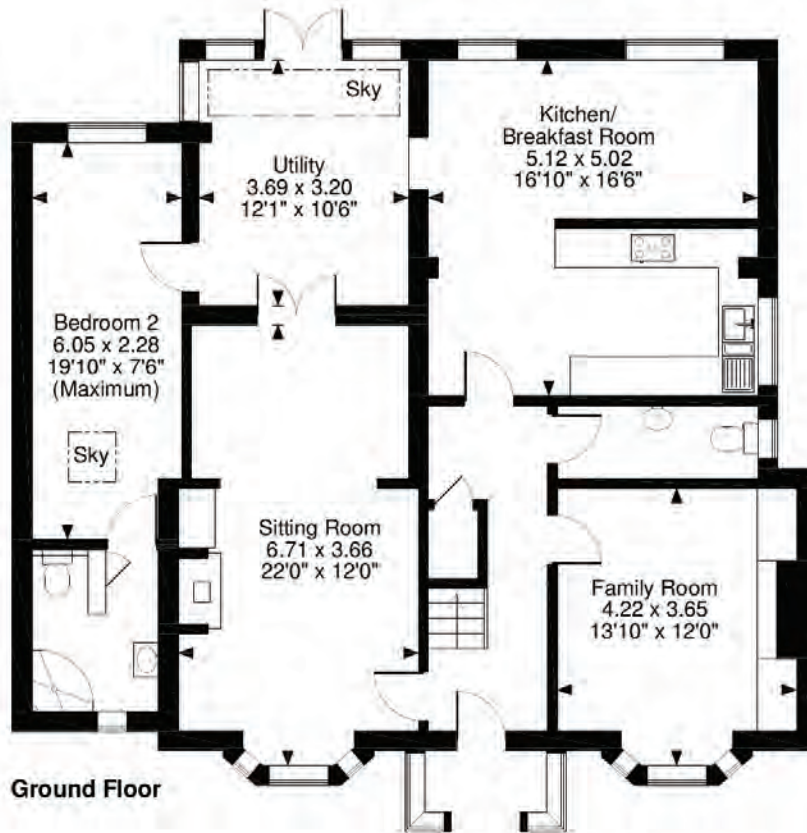
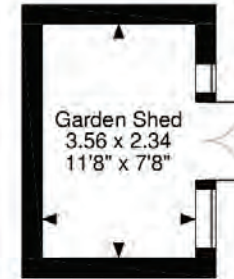
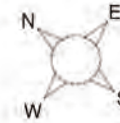
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

Directions

From the A3400 take a left onto Clopton Bridge over the River Avon, on approaching the roundabout take the first exit following the Banbury road for approximately 500metres and the property is on your left.



Banbury Road, Stratford-upon-Avon
Approximate Gross Internal Area
Main House = 1930 Sq Ft/179 Sq M
Garden Shed = 90 Sq Ft/8 Sq M



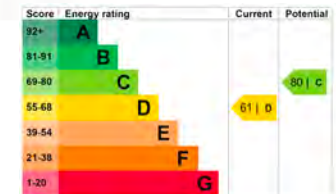
Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation



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MANAGING DIRECTOR

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