



Waterside Stratford-Upon-Avon CV37 6BA

**SHELDON
BOSLEY**
KNIGHT

LAND AND
PROPERTY
PROFESSIONALS



2462 sqft arranged over two floors.

Key Features

- Prime Central Town Location
- Rare & Highly Sought After Position
 - Views Of River Avon & Royal Shakespeare Theatre
- Impressive Extension To Rear
- Requiring Updating & Modernising Throughout
 - Three Bedrooms
- Large Tiered Garden With Rear Access
- Characterful Home Steeped In History
 - Unique Opportunity
 - No Onward Chain





The Property

Waterside is arguably one of the rarest and sought after Town Centre locations within Stratford-upon-Avon. Not seen on the open market since 1986, this distinguished residence is well known among locals for its rich creative heritage. Once the home of The Rudolf Kempe Society, The Muses has hosted numerous concerts and events, making it a much loved part of Stratford's artistic tapestry.

Proudly positioned adjacent to the River Avon, the views are unrivalled and include the Royal Shakespeare Theatre. Unassuming from the front, the property may appear modest, it infact opens up to reveal a substantial interior. All 3 front facing bay windows are adorned with diamond shape lattice glazing adding to the unwavering curb appeal.

The standout feature is the expansive rear extension, originally constructed to serve as a Concert Room. This generous space is complemented by a library, side storage area, and a downstairs bathroom, offering significant potential for reimagining the layout. The ground floor also comprises two additional reception rooms- currently setup as a lounge and dining room. A separate kitchen and downstairs WC complete the ground floor. Upstairs are three bedrooms and two bathrooms.

Externally, the large tiered rear garden is a rare find for such a central location. Despite the size of the extension, there remains ample outside space, with the added benefit of rear access.

The Muses is ready for its next chapter and would benefit from modernisation and remodelling throughout (subject to the necessary permissions and consents). With its historic charm, generous proportions, and prime riverside setting, this is a home of exceptional character and rare potential.

Offered for sale with no onward chain, this is an extraordinary opportunity to own a landmark property in the heart of Stratford-upon-Avon.













To view this beautiful home, please call
Sheldon Bosley Knight Sales on 01789 292310

Floorplan



Total area: approx. 228.8 sq. metres (2462.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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