



VAUGHANREYNOLDS
ESTATE AGENTS

Arden House, 58-59 Rother Street
Stratford-upon-Avon, CV37 6LT



Property Description

Located in the heart of Stratford-upon-Avon town centre, this imposing, period detached home occupies a prominent corner position, adjacent to Firs Park, a delightful mature green. Surrounded by countless amenities and attractions, this substantial property has been trading as a successful boutique hotel, but has change of use permitted back to a residential dwelling.

Significant works have been carried out by the current owners, which include a full course of remodelling to the décor throughout. The rooms have a modern, eclectic feel with feature walls and tastefully appointed en-suite bath or shower rooms to the bedrooms. With impressive proportions spanning three floors, this property lends itself well to an alternative way of living, having the option to utilise several of the first floor rooms as reception spaces, rather than bedrooms, should there be a need.

Viewing is strongly recommended to fully appreciate the standard and scale of accommodation on offer, which in brief comprises: An inviting entrance hall leads through to a reception area and continues through to a large sitting room with 2 dedicated zones. The principal reception room is located to front, is filled with natural light through an expanse of glazing and is both spacious and highly versatile. From here you access a pleasant garden room.

Via an inner lobby you progress to the kitchen, which at present is fully equipped to a commercial grade standard and is accompanied by useful store rooms and guest cloaks. There is also a useful cellar with two vaulted areas, one containing the heating / plant equipment.





To the first floor, a central landing provides access to five attractive double bedrooms, four with en-suite and an equally well appointed separate bathroom. There are five further double en suite bedrooms to the second floor.

Externally, the property sits well within its plot and boasts a mature wrap around fore garden, enclosed courtyard to rear and a large parking area, suitable for several vehicles. This space could be redesigned to increase the formal garden space if required.

Planning permission has been granted to not only utilise the property as a single dwelling, but also the option to create two linked, or separate dwellings. An ideal opportunity for a multi-generational family, or possibly a buyer wishing to live in one part of the building a let the other, either via long term or holiday lets. Planning Reference Numbers: (22/00102/FUL and 22/00100/FUL)

Please also note, there is an option to acquire a complete furniture package for the property, by separate negotiation.

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.





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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.

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-upon-Avon, Council Tax Band

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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Arden House
Stratford upon Avon
(Proposed option for use as
one dwelling)

APPROXIMATE GROSS INTERNAL FLOOR AREA:
465 sq m (5,006 sq ft)
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ma/

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