

**VAUGHANREYNOLDS**  
ESTATE AGENTS

Lavender House, 18 Tavern Lane  
Shottery

# About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan  
Director



Ginny Vaughan  
Director



Matt Reynolds  
Director



## Lavender House, 18 Tavern Lane, Shotton, Stratford-Upon-Avon, CV37 9HE

Nestled in a quiet back water setting in the heart of Shotton, a popular established village located to edge of Stratford upon Avon town centre. This attractive grade 2 listed detached home, offers a discreet glimpse from the front elevation as to what lies beyond. Originally dating back to the 17th century, this period home has been later extended and improved over time, with most recent additions to include a sizable extension affording space for a stylish en-suite main bedroom. This completed a sympathetic restoration and wider modernisation works, that combined has created a truly inspirational home.

- Reception Hall & Sitting Room
  - Lounge
  - Study / Home Office
- Impressive Dining Kitchen
  - Four Bedrooms
- Dressing Room & En-suite to Main
  - Stylish Family Bathroom
- Versatile Garden Lodge & Stores
- Private Mature Gardens circa 0.24 acre
- Oversize Garage & Ample Parking



	
4	4
	
2	0.24 acre(s)

Approaching the property via Tavern Lane, Lavender House set back beyond a landscaped fore garden and double width, tandem driveway. Entering, you are greeted by an inviting reception hall, which is semi open plan to a sitting room. Solid wood floors combine the spaces, that both have feature fireplaces and exposed beams. An inner hall provides access to the remaining ground floor rooms and to the upper floor. The lounge is a super space, filled with natural light through dual aspect windows, and an inglenook fireplace with inset log burner provides a cosy focal point.

There is a useful separate study for home working and a guest WC.

The heart of this home is the impressive open plan family dining kitchen. Fitted with sleek modern units and contrasting pre set concrete worksurfaces, there are also a bank of integrated appliances, overhanging breakfast bar and space for a dining table and chairs. Filled with natural light via an expanse of bifolding doors and velux roof lights, this versatile room will appeal to buyers looking for a more social approach to family life or whilst entertaining guests. A personnel door then leads to the attached



oversize garage, which has a utility area and doors to both front and back.

To the first floor, a central landing with additional study / reading area provides access to each of the four spacious bedrooms and stylish family bathroom. Fitted with a modern suite comprising panel bath, separate shower enclosure. His and hers wash hand basins and complimentary tiling throughout. The main bedroom has a feature vaulted ceiling, Juliette balcony, dressing room with fitted storage and a high quality en-suite shower room.

Externally, the property occupies a generous mature plot that in all extends to approximately 0.24 acre, and to rear, is due south east facing and laid mainly to lawn with various interspersed specimen trees and shrubs. A lower terrace provides the perfect space to enjoy alfresco dining in the summer months, and a substantial garden room, serves as a multi-purpose extension to the living space, ideal as a home gym, office or hobbies room. There is also a garden stores.





## 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.





## GROUND FLOOR

Reception Hall

Cloaks/WC

Study

4.24m x 2.83m (13'11" x 9'3")

Sitting Room

3.86m x 7.27m (12'8" x 23'10") max

Lounge

3.86m x 4.79m (12'8" x 15'8")

Kitchen/Diner

4.36m x 5.72m (14'4" x 18'9")

## FIRST FLOOR

Principal Bedroom

4.90m x 4.36m (16'1" x 14'4")

Dressing Room

2.75m x 3.40m (9" x 11'2")

En-suite

Bedroom 2

3.86m x 4.91m (12'8" x 16'1")

Bedroom 3

3.86m x 4.23m (12'8" x 13'11")

Bedroom 4

4.87m x 3.08m (16' x 10.1")

Bathroom

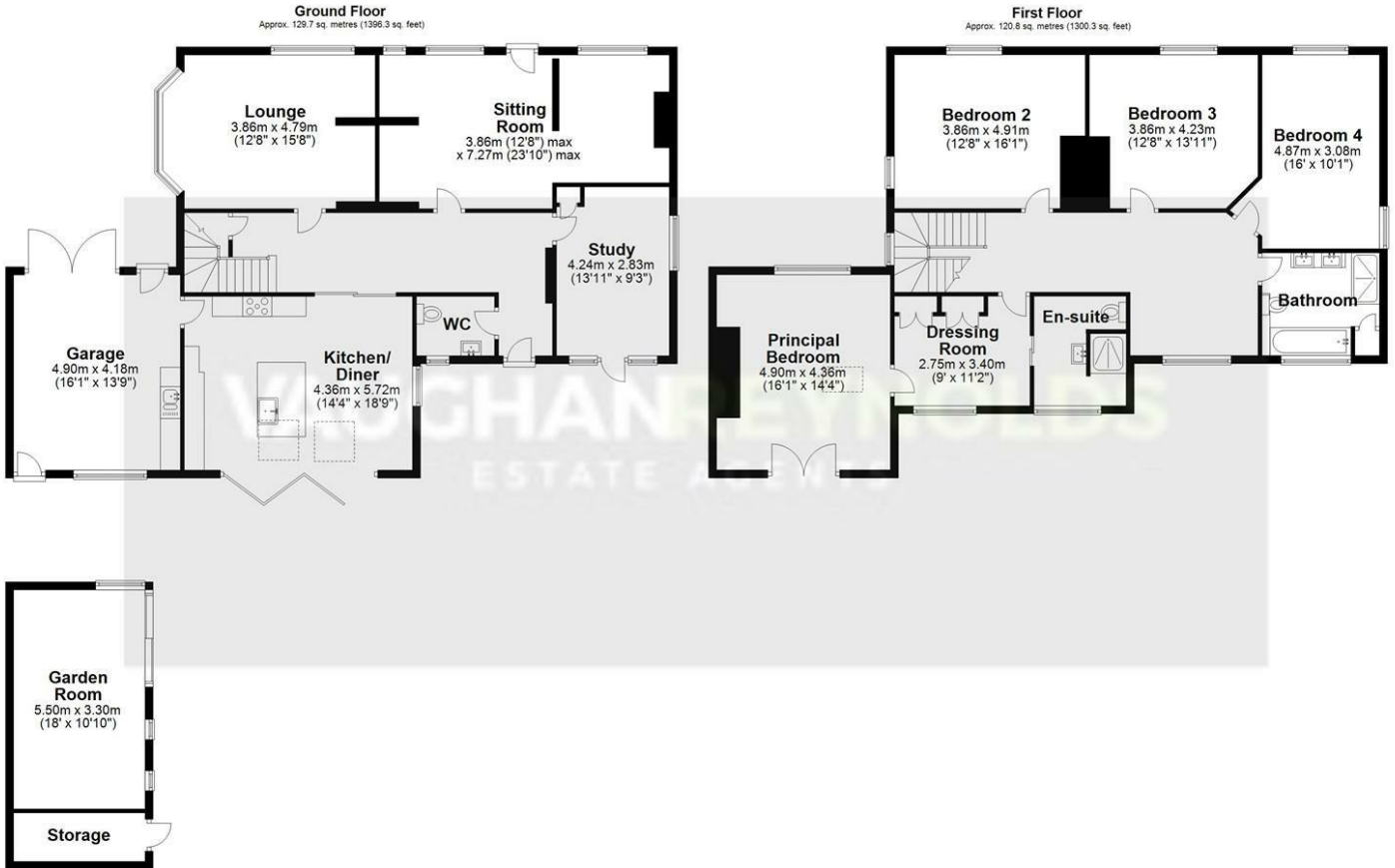
Garage

4.90m x 4.18m (16" x 13'9")

Garden Room & Storage

5.50m x 3.30m (18' x 10'10")





Total area: approx. 250.5 sq. metres (2696.7 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



## 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, Council Tax Band G

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.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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