



VAUGHANREYNOLDS
ESTATE AGENTS

21 Elgin Gardens
Stratford-Upon-Avon, CV37 7BG



The Property

Located within a sought after established location, just off the Tiddington Road, south of the river. This imposing detached home was constructed in 2009 by Messer Laing Homes and has recently been further enhanced by the current owners, improving the layout and finish to the ground floor, helping meet a modern buyers needs. Enjoying a due west orientation to rear and spacious, well-appointed accommodation throughout, viewings is strongly recommended to fully appreciate the standard and scale of accommodation throughout. Countless attractions and amenities are available at hand in central Stratford, which is easily accessible on foot or by car, passing over Clopton Bridge.

Being set back from the road beyond a landscaped fore-garden, entering through electric gates there is double width tandem parking and a double garage to the side with electric doors and electric car charging point. When entering the property you are greeted by an inviting reception hallway, with herringbone laid flooring throughout, stairs rising to the upper floor and panel doors off to a WC/Cloaks the main reception rooms. The lounge is a generous space with dual aspect windows and French doors to garden, centred around a stone fireplace with inset living flame fire. There is a separate study / family room, ideal for home working or as a hobbies space. The heart of this home is impressive semi open plan family kitchen breakfast and dining room. Offering three zones and affording a sociable approach to hosting guests whilst preparing meals, the kitchen is beautifully appointed with a bank of smart, concealed storage, complimented by sleek quartz worksurfaces, contrasting door fronts to the central island and breakfast bar and a bank of branded integrated appliances. There is ample space for a breakfast table or sofa, and additional options in the separate snug / dining room. An internal door leads to a useful utility room, housing further white goods and storage.







To the first floor, a central landing with airing cupboard provides access to four spacious double bedrooms (formally five). The principal suite is impressive, is flooded with light through dual aspect windows of boasts both a bank of fitted wardrobes and a large en-suite bath and shower room. The remaining bedrooms also benefit from fitted wardrobes and there are two further en-suite bath / shower rooms. An ideal layout for a growing family.

Externally, the property sits well within its plot, boasting a high sense of privacy afforded by a mature leafy backdrop to rear. There is a generous patio linking the reception spaces, shaped lawns and a discreet recess behind the garage for garden stores. The garage itself has two up and over doors to front, light, power and a bank of fitted storage to rear.

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.



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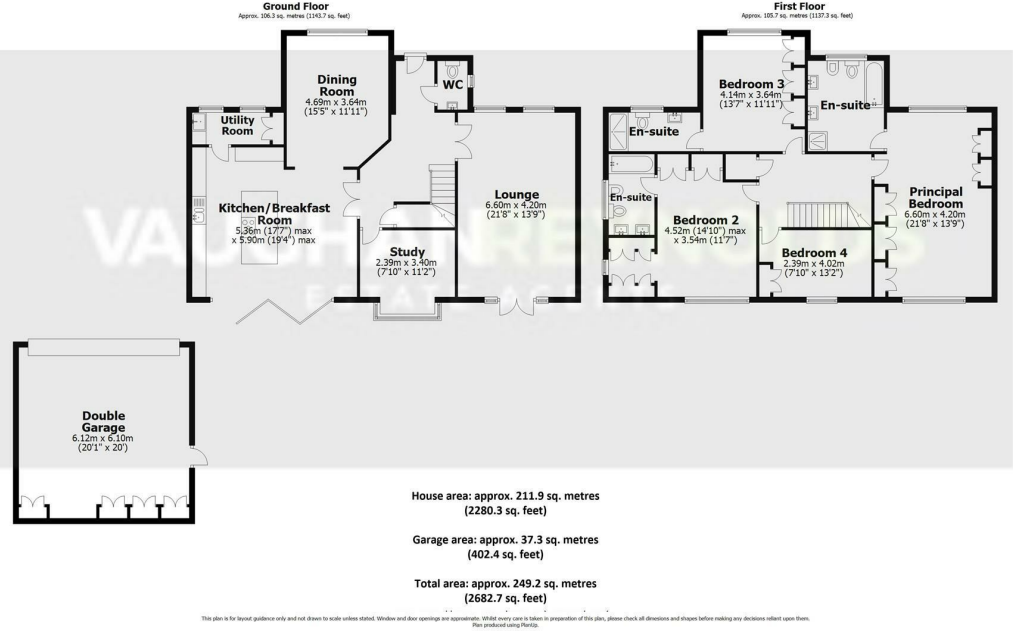


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GENERAL INFORMATION



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.

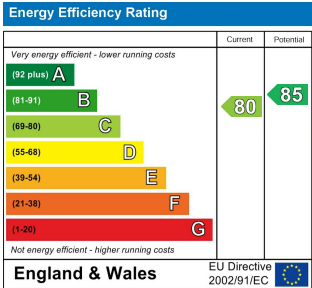
Tenure: The property is Freehold with vacant possession upon completion of the purchase. Estate Charge: Approximately £397 per annum.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford Upon Avon, 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.

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