



VAUGHANREYNOLDS
ESTATE AGENTS

The Copper House, Rother Street
Stratford upon Avon, CV37 6ND



Property Description

Being discreetly set back from the road in an established setting in the heart of Stratford-upon-Avon town centre, this unique detached home was designed and constructed by an established independent developer and was completed in 2024. The striking architectural features continue throughout the property, providing a truly memorable lasting impression, and an alternative cutting-edge style and design. The developer has gone to great lengths to ensure that the property is beautifully appointed with no expense spared, supported by the latest technology, and eco efficient installations.

Entering the property, you are greeted by a welcoming reception hall with bespoke back lit staircase leading to the upper floor, aluminium glazed doors off to a stylish WC and striking porcelain floor tiles continue throughout. The core living space is divided by Crittall glazing and affords ample space for both seating and dining. Although separate, these two zones are brought together by continuous flooring, décor and feature lighting.

Bi-fold doors lead to the rear garden and an opening seamlessly links the kitchen. This beautifully appointed space is fitted with a comprehensive range of storage, complemented by sleek work surfaces, high gloss door fronts and a bank of integrated, branded appliances to include an oven, microwave, induction hob, dishwasher, fridge and freezer.

To the first floor, a central landing with feature double height vaulted ceilings provides access to a useful airing cupboard and boiler room, and further to three individually designed bedrooms, each boasting a number of striking architectural features.

Porcelain tiles and feature panelled walls continue throughout, as does the black and gold theme, into the principal bath/shower room. Fitted with a cool black suite comprising oversize shower, WC and wash hand basin in vanity unit. The main bedroom enjoys great proportions and a luxury en-suite bathroom, complete with a free-standing bath with shower over and his and hers wash hand basins. The second bedroom has the benefit of a walk out balcony, affording space to enjoy mornings and evenings outside in the summer months.







Continuing outside, there is a tastefully landscaped garden to rear, designed to be low maintenance with artificial grass and paving, edged by well stocked, high planters. This amazing space provides the perfect place to unwind or enjoy hosting guests whilst taking in the sunny due south orientation.

To the side of the property, a cantilevered upper floor provides covered parking for at least one car, with additional parking to the front on a resin bound driveway. There is also a useful secure storage room to the opposite side with light and power and feature lighting surrounding the property.

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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GENERAL INFORMATION



Total area: approx. 106.3 sq. metres (1144.3 sq. feet)

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. Air source heat pump.

Local Authority: Stratford-upon-Avon, Council Tax Band to be confirmed.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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