



VAUGHANREYNOLDS
ESTATE AGENTS

16 Feldon Way
Stratford-upon-Avon, CV37 7EE



The Property

Located in a quiet residential close, south of the river just off the Banbury Road, this modern home is beautifully presented throughout and offers a versatile layout of accommodation over three floors, whilst enjoying easy access to Stratford upon Avon and the countless amenities and attractions at hand. Constructed by Messrs Charles Church in 2008, the property is finished to a great standard and provides the perfect turn key opportunity.

Located towards the head of quiet close, overlooking a mature central green, the property is set back from the road beyond a planted fore garden and single parking space to side with garage beyond. Entering, you are greeted by a reception hall, with tiled flooring, cloaks and WC off. The sitting room is located to rear, has wood flooring, a feature fireplace and French doors to the garden. There is a useful separate study, which is ideal for home working. The heart of this home is open plan dining kitchen, designed to offer a sociable space, ideal for hosting guests whilst preparing meals. The kitchen itself is well equipped with a comprehensive range of storage, branded appliances and contrasting worksurfaces over, with a continued design flowing into a useful utility room.



To the first floor, a central landing provides access to the upper floor, airing cupboard, principal bathroom and two double bedrooms, including the main suite which both generous in size and offers a dressing area with fitted storage and ensuite shower room. There are two further double bedrooms to the second floor and a separate shower room.





Externally, the property enjoys an enclosed garden to rear, laid mainly to lawn with a generous paved terrace patio, ideal for alfresco dining and mature planted shrubs and trees are set to boundary, helping provide a leafy, private backdrop. There is gated access to the side and a personnel door to the rear of the garage, which has light and power.

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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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.

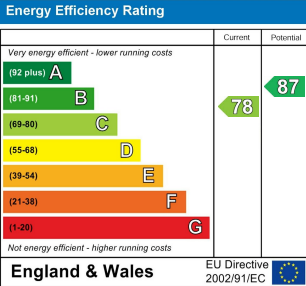
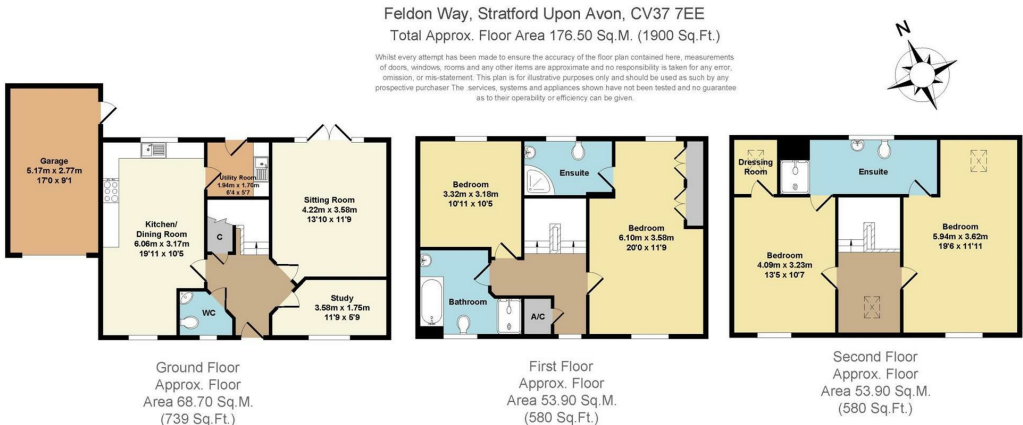
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

Local Authority: Stratford, Council Tax Band F

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