



VAUGHANREYNOLDS
ESTATE AGENTS

40 Stephenson Row
Stratford-Upon-Avon, CV37 6EQ



The Property

Constructed in 2019, and being finished to excellent standard throughout, this striking end of terrace home sits prominently in the heart of the Arden Quarter development, ideally positioned to enjoy immediate access to the train station and town centre attractions and amenities. Benefitting from the remaining term of NHBC warranty, this turnkey home is also being offered with no upward chain.

An inviting reception hall has stairs rising to the upper floors with storage under, a guest WC/cloaks and tiled flooring throughout. The kitchen is well equipped with a bank of storage with sleek door fronts and square edge worksurfaces over, incorporating a bank of integrated appliances and dual sink unit with mixer tap. The core living space is located to rear and is filled with natural light through an expanse of glazing including patio doors and glazed roof lights. This multi-functional space serves well as a relaxed seating and dining area.

To the first floor, a central landing provides access to two spacious bedrooms and a stylish family bathroom, which is fitted with a contemporary white suite and tiling.

The main bedroom is located to the second floor and provides a suite like arrangement of space, divided into a generous bedroom with Juliette balcony to rear, bespoke fitted furniture and stylish en-suite shower room. An excellent space that leaves a lasting impression.

Externally, there is an east facing enclosed walled courtyard garden, with garden shed and artificial turf and personnel gate providing access to two allocated parking spaces 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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GENERAL INFORMATION

Approximate Area = 108.2 sq m / 1164 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2 - Residential)
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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. There is an annual estate management charge £162.00 per annum (2025/2026).

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

Local Authority: Stratford, Council Tax Band F

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(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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