



VAUGHANREYNOLDS
ESTATE AGENTS

Orchard House, 37 St. Marys Road
Stratford-Upon-Avon, CV37 6XG



The Property

Tucked away in a well-established neighbourhood, this bold, design-led home is part of an exclusive collection crafted by a locally renowned architect. With standout features inside and out, it makes a strong first impression — and an even better lasting one. The layout is smart and flexible, easily suiting a range of lifestyles. And with Stratford's shops, eateries, and attractions just moments away, the location is as convenient as it is desirable.

Step inside and you're greeted by a bright, welcoming hallway with sleek tiled flooring and a glazed feature wall that gives a hint of what's to come. The sitting room is calm and cosy, complete with an inset fire, mood lighting, and space for a wall-mounted TV. There's also a home office — perfect for working remotely, or easily adapted for hobbies, fitness, or play — plus a cloakroom/WC.

Slide back the pocket doors and you'll find the heart of the home: a stunning, semi open-plan kitchen, dining and living space. Designed for everyday living and easy entertaining, it's full of natural light thanks to a wall of glass that opens out to the garden. The Siematic kitchen is beautifully kitted out with quartz worktops, sleek cabinetry and high-spec Siemens appliances. There's plenty of room for a dining table and relaxed seating, while a separate snug — tucked behind a sliding glass door — offers a bit of breakout space. You'll also find a utility room, guest WC and access to a large single garage.



Upstairs, the landing connects four generously sized bedrooms, a luxury family bathroom (with both bath and walk-in shower), and two stylish en-suites. The main bedroom also comes with a spacious dressing room, rounding off a well-thought-out upper floor.

The home is cleverly designed to maximise light, space, and flow — bringing a calm, contemporary energy to every room.





Outside, the landscaped garden is made for relaxing and entertaining.. A large terrace with feature lighting sets the stage for al fresco dining, while the lawn and planted borders keep things green and low-maintenance. There's also a smart brick-built garden room with cat 5 connection — ideal for home office/storage or potential extra living space.

You'll find ample parking on the resin driveway, plus an oversized single garage with electric door.

And with the remainder of the NHBC warranty still in place, you can move in with peace of mind

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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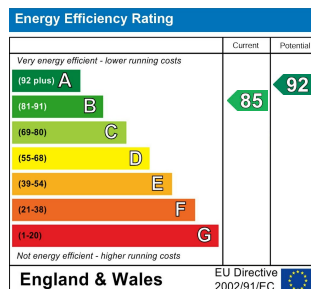


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Total area: approx. 211.8 sq. metres (2279.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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. Underfloor heating to ground floor.

Local Authority: Stratford, Council Tax Band G

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