



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Richmond House, The Avenue  
Bishopton, Stratford-upon-Avon, CV37 0RH





## The Property

Believed to date back to the late 19th century, this former coach house to the renowned Linden house, was thoughtfully converted into a fine residential dwelling.

Great consideration has been given to the layout and quality of finish, with exceptional attention to detail and craftsmanship helping to create a wonderful environment. The established location is a key asset and would ideally suit a buyer wishing to take advantage of the countless amenities at hand.

Approach is via a long tree-lined drive through electrically-operated gates, into a paved courtyard and parking area for several vehicles. Internally, a generous, through living room boasts impressive proportions, dual aspect windows and a feature inset gas stove. French doors access the rear garden and there is underfloor heating throughout the part-carpeted and travertine tiled floor. An inner lobby with integrated storage has a handmade staircase to the upper floor. The spacious, well appointed dining kitchen is equally impressive and provides the ideal space to entertain. Solid wood door fronts are complemented by contrasting granite work surfaces and a range of integrated appliances. Travertine tiled floors with under floor heating continue through to the dining space, with French doors to the side garden,

To the first floor, a gallery landing with feature windows to front, oak flooring and lunette arched doors provides access to three spacious, character-filled bedrooms. The principal enjoys a vaulted ceiling, built-in wardrobes and a well-appointed ensuite shower room compete with white suite, oversize shower enclosure and full tiling. The family bathroom is equally well-appointed with a freestanding roll top bath and separate shower enclosure.











Externally, there are walled gardens to three sides of the property, which are beautifully landscaped with mature shrubs, trees, seating areas and feature lighting. A separate, detached double garage provides secure parking/storage and above sits a fully self-contained, one bedroom annexe, comprising sitting room, breakfast kitchen, double bedroom and shower room, providing an ideal space for a dependant relative or a potential holiday let. Viewing is strongly advised to fully appreciate the standard and scale of accommodation on offer.

### 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.

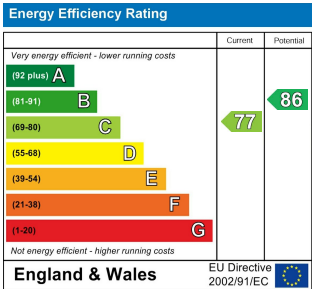
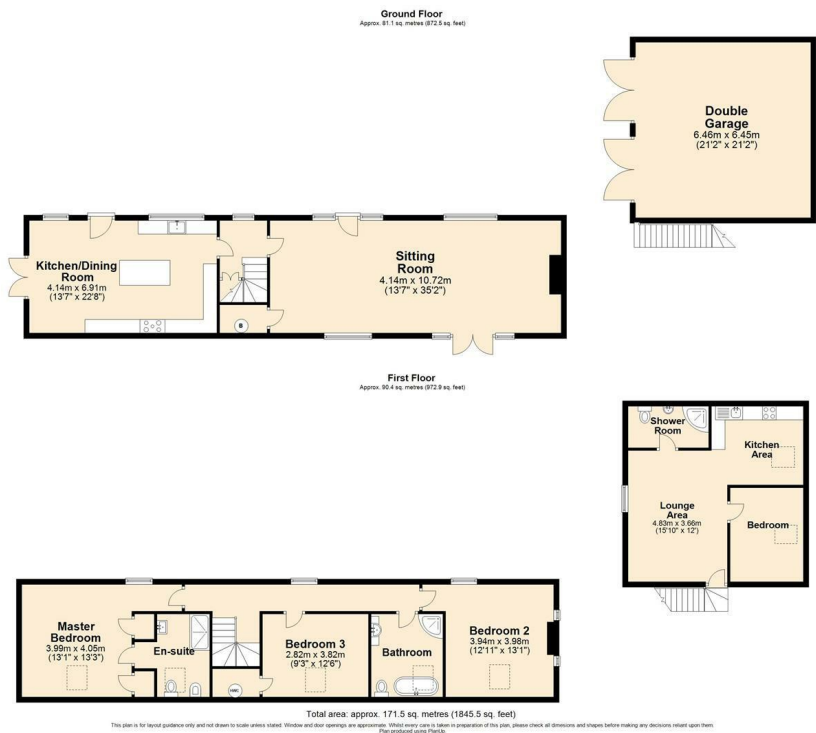
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

Local Authority: Stratford, Council Tax Band G

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