



VAUGHANREYNOLDS
ESTATE AGENTS

6 Venus Way
Stratford-Upon-Avon, CV37 7FB



The Property

Built in 2016 by a highly regarded local developer, this exceptional modern home combines contemporary design with timeless, high-quality finishes that remain effortlessly on trend. Versatile accommodation is arranged over three floors, perfectly suited to modern lifestyles, and the property forms part of an exclusive, leafy development on the southern edge of Stratford-upon-Avon. With the River Avon and open countryside moments away, and the town centre within easy reach, the location offers the best of both worlds.

Step inside to a welcoming reception hall, where you will find a cloakroom and an impressive open-plan living and dining space. This sociable hub flows seamlessly into a beautifully appointed kitchen, featuring sleek handleless cabinetry, contrasting quartz worksurfaces and a full bank of integrated appliances. A glazed garden room further enhances the ground floor, creating an ideal retreat for relaxing or entertaining while connecting effortlessly with the garden.

The first floor offers three generous bedrooms, three with fitted wardrobes, including one with its own stylish en-suite shower room. A well-equipped family bathroom serves the remaining rooms. The superb main suite occupies the entire second floor, complete with a luxury en-suite shower room and a dedicated dressing room.

Outside, the enclosed rear garden provides a tranquil backdrop, with a paved terrace, designated seating area and slate chippings. Side access leads to the front of the property, where there is parking for two cars and access to an attached single garage.







Energy-efficient features include solar panels and underfloor heating throughout the ground floor, adding to the comfort and appeal of this impressive home.

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.





2



4



3



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. There is an annual estate charge of £750 per annum.

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

Local Authority: Stratford Council Tax Band F

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.

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.

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk



Total area: approx. 160.1 sq. metres (1723.4 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.

