



VAUGHANREYNOLDS
ESTATE AGENTS

3 Rose Crescent
Dodwell, Stratford-Upon-Avon, CV37 9TB



The Property

Beautifully positioned within the popular Dodwell Park community, 3 Rose Crescent is a notably spacious two-bedroom detached lodge — offering more room than many comparable homes in this location. Commissioned in 1998, this Stately Conwy model was thoughtfully designed to deliver a bright, open and airy layout, creating a wonderfully comfortable home in a serene, well-managed environment.

A side entrance leads into the hall, opening into a generous lounge that feels welcoming and light, ideal for both everyday living and relaxed entertaining. The large dining kitchen is another standout feature, offering a fully equipped kitchen alongside a separate dining area. From here, doors open out to the first of two attractive terrace spaces, perfect for enjoying morning coffee, afternoon sun, or al fresco meals.

An inner hallway has loft access and leads to the principal bathroom and two well-proportioned bedrooms. The main bedroom includes a bank of fitted wardrobes and its own ensuite shower room, providing both comfort and convenience. The second bedroom is equally versatile, featuring French doors that lead directly to the rear garden, enhancing the sense of space and connection to the outdoors.

The lodge sits centrally within its plot, surrounded by gardens to three sides, offering privacy, greenery and a pleasant outlook. A single garage provides secure storage or parking, complemented by additional tandem parking space to the front.





Dodwell Park is a well-established community for residents aged 55 and over, providing a friendly and peaceful environment with easy access to Stratford-upon-Avon and surrounding amenities.

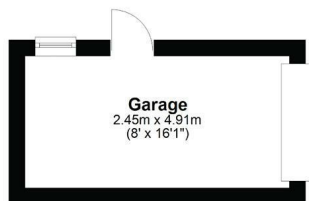
3 Rose Crescent offers an attractive combination of space, comfort and lifestyle—an ideal choice for those seeking a relaxed and well-presented home in a welcoming setting.

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.

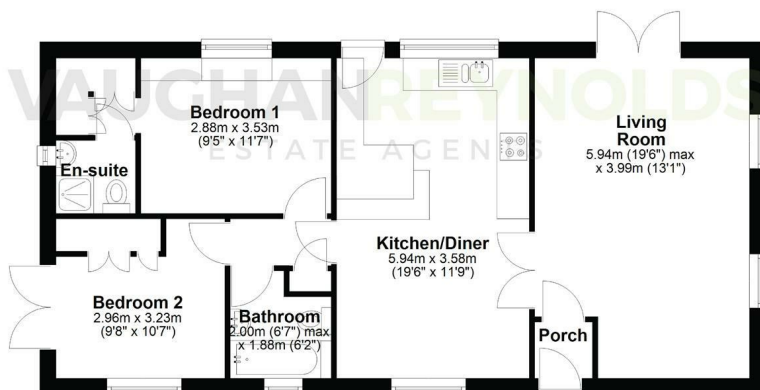
The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International 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.





Garage
2.45m x 4.91m
(8' x 16'1")

Ground Floor
Approx. 88.4 sq. metres (951.6 sq. feet)



Total area: approx. 88.4 sq. metres (951.6 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 Leasehold - Governed by a parklease agreement.

Service Charge/Pitch Fee: £202.42 per month

Age Restriction: Over 55 only

Transfer Fee: A fee amounting to 10% of the resale value is payable to the park owner, upon all future transfers/sale.

Services: Mains electricity, LPG gas and drainage are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band A

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.

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