



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Cleveland House, The Avenue  
Stratford-upon-Avon, CV37 0RH





## Property Description

Occupying a premium setting within a modern development off 'The Avenue', a popular location towards the outskirts of Stratford-upon-Avon town centre, ideal for buyers wishing to take advantage of the countless amenities and attractions at hand. This detached property boasts deceptively spacious accommodation over three floors, finished to a high standard and provides a wealth of versatility. In brief, the accommodation comprises: Entrance hall with cloaks and WC, solid doors lead off to a useful study, separate dining room and generous drawing room, which enjoys direct access to the garden and stone fireplace focal point.

The kitchen breakfast room is well-appointed with a comprehensive range of wall and base units, integrated Zanussi appliances and tiled flooring throughout into the breakfast area. There is ample work surface space for food preparation and an area for a breakfast table and chairs. A separate utility / laundry completes the ground floor accommodation. To the first floor, a central landing provides access to four good size bedrooms and the principal bathroom. The master suite notably enjoys a bank of fitted wardrobes and an en-suite shower room. There is a further double bedroom (fifth) to the second floor with accompanying shower room.

Externally, there is a pleasant enclosed garden laid mainly to lawn with mature hedging to boundary. To the front, a tarmac driveway provides parking for two cars and access to the attached double garage.











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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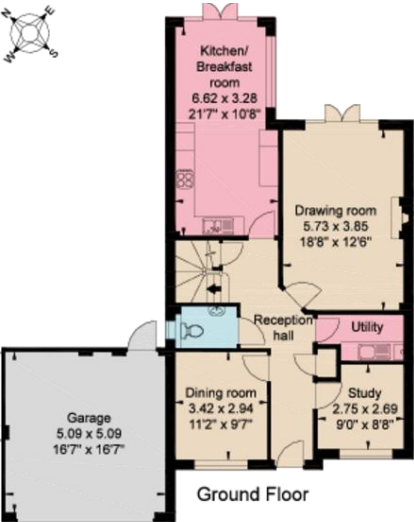
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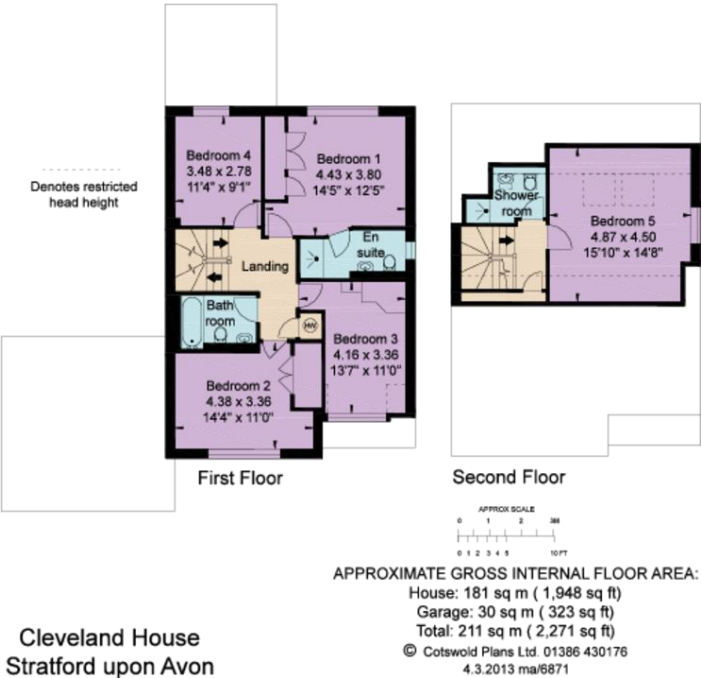






This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

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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-upon-Avon District Council. Council Tax Band G.

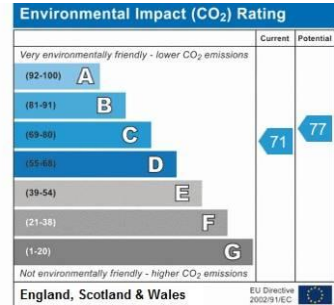
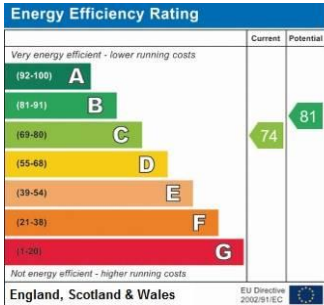
In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This 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. To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on **01789 292659** to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to [www.vaughanreynolds.co.uk](http://www.vaughanreynolds.co.uk).

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