



VAUGHANREYNOLDS
ESTATE AGENTS

The Lodge, The Avenue
Bishopston, Stratford-upon-Avon, CV37 0RH



Property Description

Originally dating back to circa 1880, this attractive, detached property was the former lodge to Avenue House and boasts a number of architectural features linking the house to its rich heritage. Situated towards the head of this desirable tree-lined private drive, the property is ideally positioned to take advantage of the countless amenities at hand, including easy access to the nearby train station, highway conurbation and shops.

The current owners have thoughtfully modernised the property, creating an ultra-stylish, rustic look to the interior allowing for immediate occupation. Viewings is strongly recommended to fully appreciate the standard and scale of accommodation on offer, which in brief comprises: Vestibule to inner hall with Minton tiled floor, window to side and inner to: A charming sitting room with exposed floors, feature brick fireplace with open hearth, built-in storage and bay window to front. An inner lobby / snug also enjoys a feature brick fireplace, with inset log burner - a great space to unwind. From here, you can access a guest WC and stairs rise to the upper floor. The dining kitchen boasts impressive proportions, is open plan and provides the perfect space to entertain whilst preparing meals. The range of rustic style units provides ample storage, has thick solid wood chopping block surfaces over and is centred around a dual fuel AGA. Exposed floors, beams and brickwork enhance the décor and homely feel and an inner door leads to the attached single garage.







To the first floor, a central landing leads to three good size bedrooms and a stylishly appointed bathroom, with period style white suite including a freestanding roll top bath, high flush WC and wash hand basin. There are cast iron column radiators throughout the property adding to the overall appeal.

Externally, there is an enclosed, part walled garden laid to lawn with interspersed planted borders, paved seating area with ornamental stone surround and a large glasshouse, providing storage and space for a keen gardener to potter. There is side gated access that leads to the front of the property, where a gravel driveway provides ample off-road parking and access to the single garage.

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, racecourse, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.





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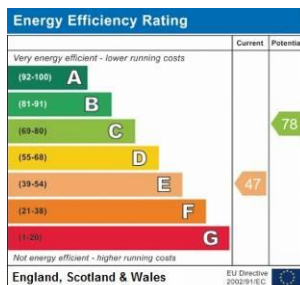
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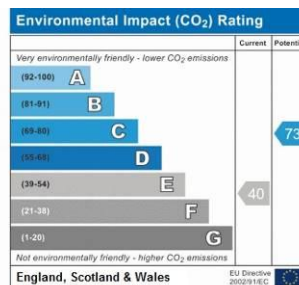
The Avenue, The Lodge, Stratford-upon-avon



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Address:
Lynton Road



England, Scotland & Wales

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.

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