



**VAUGHANREYNOLDS**  
ESTATE AGENTS

10 Chestnut Walk  
Stratford-upon-Avon, Warwickshire, CV37 6HQ



## Property Description

10 Chestnut Walk is situated in one of the town centre's most prestigious locations, due to its easy access to the amenities at hand, together with the established feel of the character properties around. Some recent modern development in the immediate area has also helped to lift the street setting and enhance the overall appeal of this particular location.

The property has been thoughtfully maintained by the current owners for in excess of 30 years, and various character features have been retained, which complement the décor throughout. The accommodation in brief comprises: Enclosed portico with feature circular brickwork and a stained glass door to the hall, complete with parquet flooring, original walnut staircase leading to first floor, radiator, door set to living accommodation, kitchen and further access to a guest WC complete with low level WC and pedestal wash hand basin.



The generous through lounge and dining room enjoy feature decorative archways either side of the chimney breasts and oak flooring throughout. The lounge area has a feature fireplace with marble backing and hearth and a large set of glazed French doors to garden. The kitchen has been extended, so enjoys additional storage and space for a large dual fuel range as well as plumbing for a dishwasher. There is a wall-mounted combination Vaillant boiler and windows to side and rear, together with a door set to the garden.





To the first floor, a landing with window to side and linen cupboard leads to two double bedrooms, both benefitting from a comprehensive range of fitted furniture.

The rear bedroom has a full en suite bathroom, complete with bath with shower over, low level WC, pedestal wash hand basin and bidet. The en suite to the second bedroom, which is located to the front, has been re-fitted with a white suite including a walk-in shower enclosure.

Externally, there is an enclosed, low maintenance garden to rear with double opening gates and vehicular access from Bull Street. There is currently a timber shed, which has plumbing for a washing machine, power and lighting.

Parking permits are available for residents and can be obtained from Warwick District Council at an approximate cost of £25 per annum.

**Note:** Planning permission was granted for a two-storey extension to rear plus loft conversion, which has since elapsed (Ref 17/02937/FUL).



#### Location

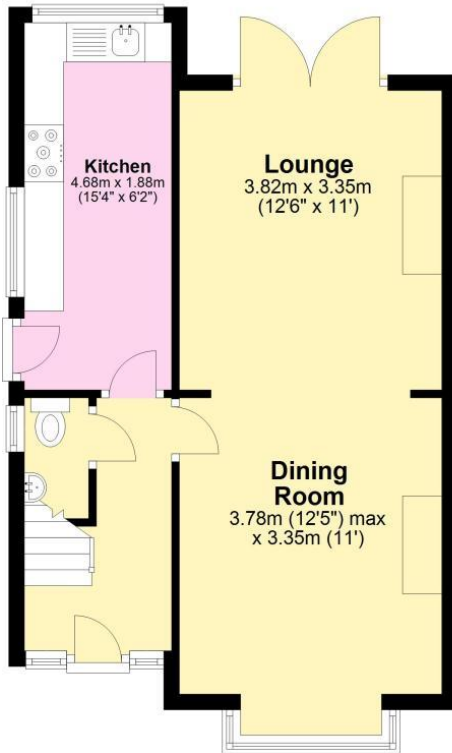
Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides 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.



## GENERAL INFORMATION

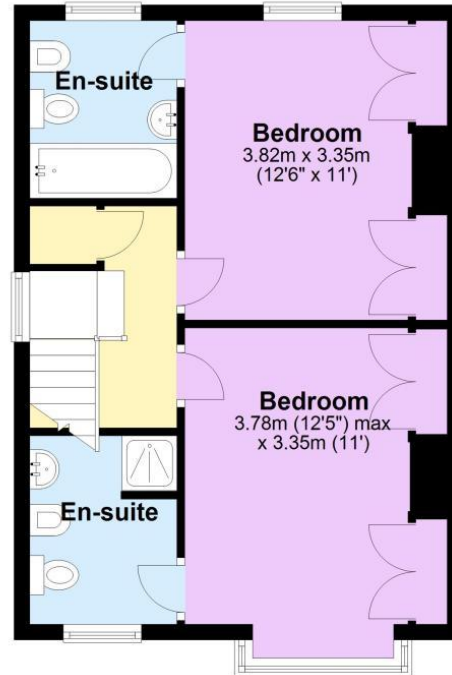
### Ground Floor

Approx. 42.0 sq. metres (452.3 sq. feet)

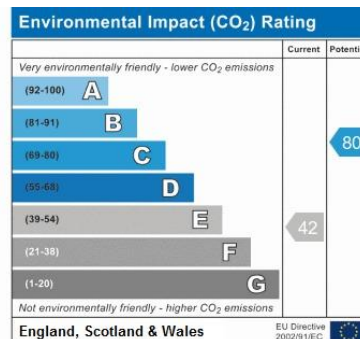
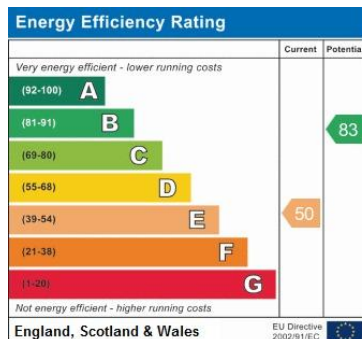


### First Floor

Approx. 41.4 sq. metres (445.7 sq. feet)



Total area: approx. 83.4 sq. metres (898.0 sq. feet)



Directions: Due to the convenient town centre position, the property can be accessed via the town centre by both car and by foot. From our offices in Union Street, proceed to the island of Bridge Street and Wood Street, continue along High Street into Chapel Street, passing the Stratford Registry Office. At the T-junction of Old Town turning right onto Chestnut Walk. Passing Bull Street to your left, the subject project will be found to the left, set beyond a walled fore-garden with wrought iron gate.

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 E.

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:-

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