



**VAUGHANREYNOLDS**  
ESTATE AGENTS

57A Shottery Village  
Shottery, Stratford-Upon-Avon, CV37 9HD



## The Property

This stunning detached house has been thoughtfully designed to encapsulate the meaning of town centre living with fabulous attention to detail throughout. Based over three floors this beautiful home offers every comfort the discerning buyer may require. The accommodation comprises of a lovely light and airy hallway, splendid living room with large feature bay window to the front and an imposing fireplace with log burner inset. A particular feature of note then is the open plan kitchen family room which in part has a vaulted ceiling, an impressive bespoke kitchen with feature Central Island and Bi-Fold doors opening out to the sunny private gardens. The ground floor also offers a utility room along with a guest cloakroom.

The first floor is accessed via a lovely handmade oak staircase and offers two double bedrooms both of which having luxury en-suite shower rooms

The top floor is also accessed via a handmade Oak staircase and has access to the principal master suite. The principal bedroom spans the entire top floor and has a lovely feature window which takes in some splendid woodland views to the rear. The principal bedroom has bespoke built fitted wardrobes, stunning en-suite and of special note is the free standing bath sitting in the room by the porthole window and thus enjoying the beautiful woodland views in complete privacy.

To the rear of the property is a South-West facing walled garden along with parking for two cars.



## 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.





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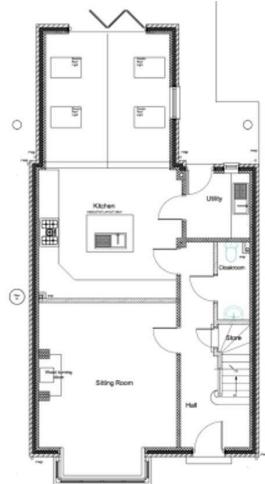
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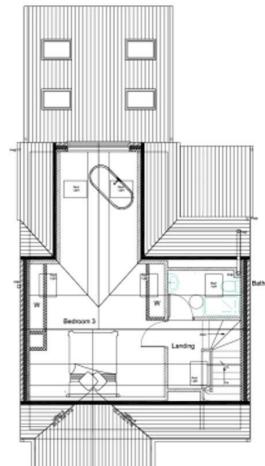
## GENERAL INFORMATION



GROUND FLOOR

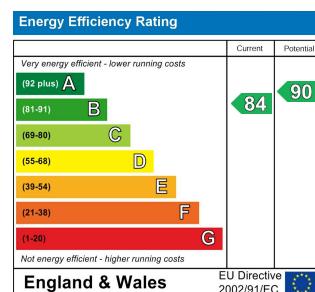


FIRST FLOOR



SECOND FLOOR

Total area: approx. 179 sq. metres  
(1926 sq.feet)



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, Council Tax Band F

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