



VAUGHANREYNOLDS
ESTATE AGENTS

7 Church Street
Stratford-upon-Avon, Warwickshire, CV37 6HB



Computer Generated Images

Property Description

Occupying a prime position in the heart of Stratford-upon-Avon town centre, nestled amongst some of the finest property and architecture this wonderful location has to offer. This extremely versatile home is situated in close proximity to several signature buildings, such as the Guild Hall, Mercure Hotel and the highly regarded King Edward IV School and Stratford Preparatory School to name just a few, and provides the perfect 'lifestyle' choice for those looking for their next or second home

This imposing property provides the perfect platform for a buyer to remodel and extend (subject to planning), to create a truly remarkable residence and boasts extensive accommodation over four levels. The current owners have appointed the services of a local architect to design a concept for a revamped interior layout, (full details of which are available by request), which transforms the exterior and interior, blending ultra-modern features with its fine period grandeur, coming together to deliver an inspirational, one of a kind home.

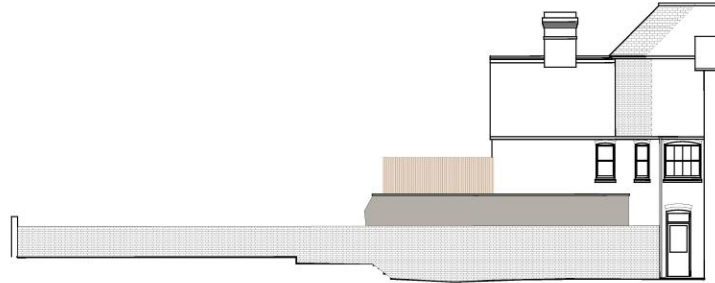
The Concept:

- Inviting Reception Hall
- Separate Sitting Room
- Impressive 9m* long extended Kitchen/ Family room with space to prepare meals, dine and relax whilst enjoying views of the terrace garden to rear through an expanse of glazing.
- Separate Utility Room / Laundry and WC
- Home Cinema (Cellar)
- Three Double Bedrooms, Master en-Suite, Principal Bathroom & Walk Out Roof Terrace to First Floor
- Two Further Double Bedrooms, Guest En-suite and further Bathroom to second floor.

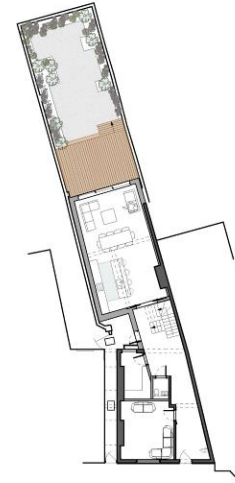




WEST (REAR) ELEVATION



SOUTH (SIDE) ELEVATION

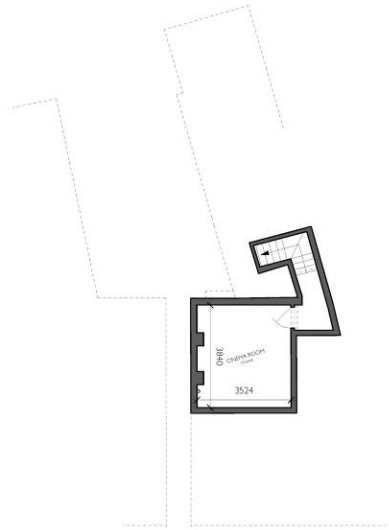


SITE PLAN 1:200

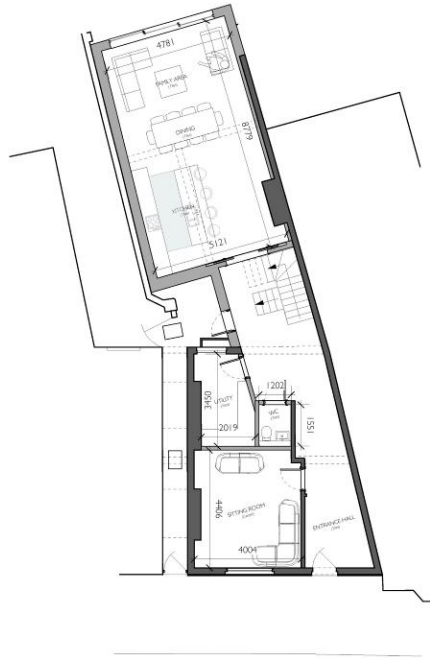
Notes:
NOT FOR CONSTRUCTION; design is intended for workstage noted below.
 Further input/completion of design is required by specialist contractors and/or appointed lead designers prior to commencing works on site.
 Do not measure from the drawings. All dimensions to be confirmed on site prior to ordering and installation.
 For any discrepancies in the drawing the contractor is to inform the Architect.
 All drawings to be read in conjunction with the Specification Structural Engineer's and other consultants' drawings.
 Contractor to visit site to become aware of any site conditions.

Health and Safety Information
 (L = latent risk C = construction phase risk)

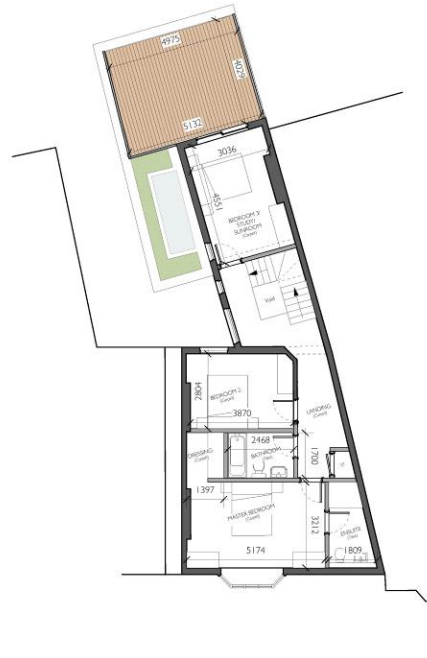
Revision			
A	1	16.11.2020	Updated terrace 2nd floor and Kitch doors



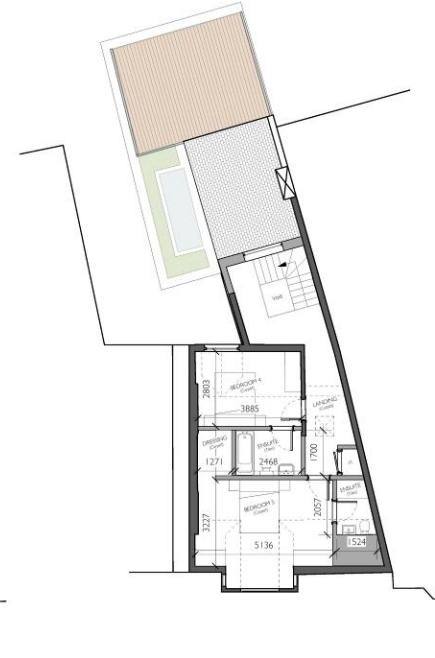
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Indicative Floor Plans





In its current form, Circa 2,393 sq ft, the property comprises: Entrance hall with stairs rising to the upper floor and steps downwards to a useful cellar room. There are two reception rooms and bathroom to the ground floor. A generous living room and breakfast kitchen to the first floor and two further bedrooms and a bathroom to the second floor.

In the adjoining second unit to rear, independent access from the courtyard leads to a further reception room and second kitchen to the ground floor, and double bedroom and bathroom to the second floor. Both elements could easily be encompassed into a single large home which would enjoy access to a pleasant, enclosed courtyard garden to rear.

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 facilities.

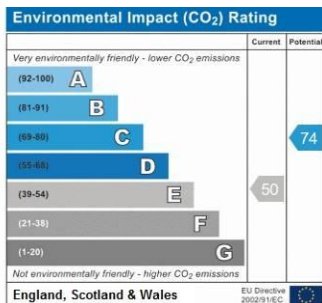
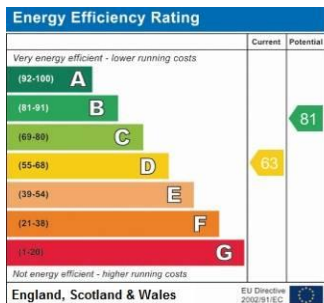
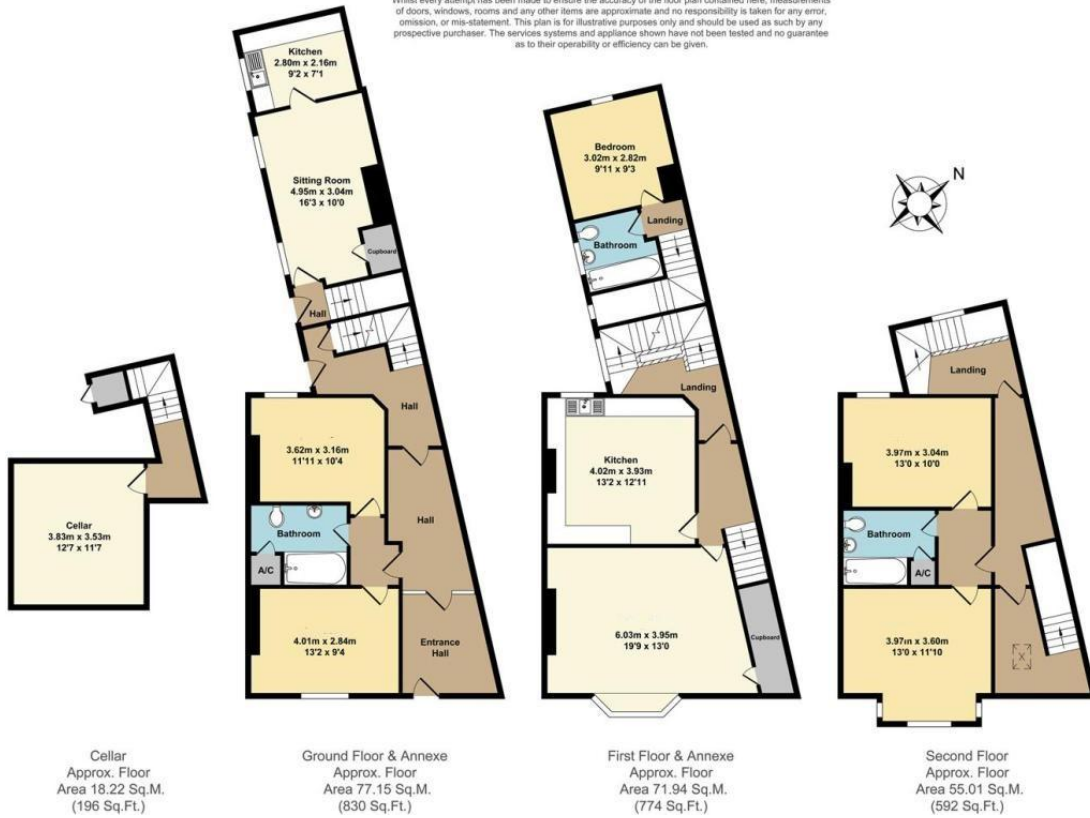
The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway / Leamington Spa stations), whilst junction 15 of the M40 motorway is approximately a 15-minute drive away.





Total Approx. Floor Area 222.32 Sq.M. (2393 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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 D.

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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, Vaughan Reynolds is pleased to offer the following:-

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Professional Survey Department: We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice please contact us on **01789 292659**.

Vaughan Reynolds 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.

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VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk