



**VAUGHANREYNOLDS**  
ESTATE AGENTS

5 Tennyson Road  
Stratford-upon-Avon, Warwickshire, CV37 7JU





## Property Description

Occupying a prominent position in the heart of Bridgetown, a popular residential location towards the outskirts of Stratford-upon-Avon town centre, this modern detached property has been comprehensively refurbished throughout, including a recently completed loft conversion with a generous bedroom and bathroom. The owners have created a wonderful open-plan environment to the ground floor, encouraging a more sociable approach to family life.

Viewing is strongly recommended to fully appreciate the standard and scale of accommodation on offer, which in brief comprises: Entrance hall with stairs to the upper floor and panelled doors off. The kitchen space is beautifully appointed with bespoke fitted storage, complete with hand painted door fronts and contrasting quartz worksurfaces over. A range of branded appliances include two ovens, microwave, induction hob, down draft extractor fan, dishwasher, fridge and freezer.

Solid oak floors continue through to a generous open plan reception room, filled with natural light through a bank of bi-folding doors opening to the garden. The two zones provide ample space for both formal dining and seating, this area is focused round a contemporary cylindrical log burner.

To the first floor, a central landing provides access to each of the three first floor double bedrooms and shower room. The master bedroom notably boasts a walk-in dressing area and impressive en-suite shower room.









There is a further double bedroom and luxuriously appointed bathroom to the second floor, complete with freestanding bath and separate shower room.

Externally, there is a pleasant, enclosed garden that has been tastefully landscaped with paved terrace, shaped lawn and mature planting to boundary. There is gated access to side, leading to a generous gravelled driveway to front, providing ample off-road parking.

### 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.

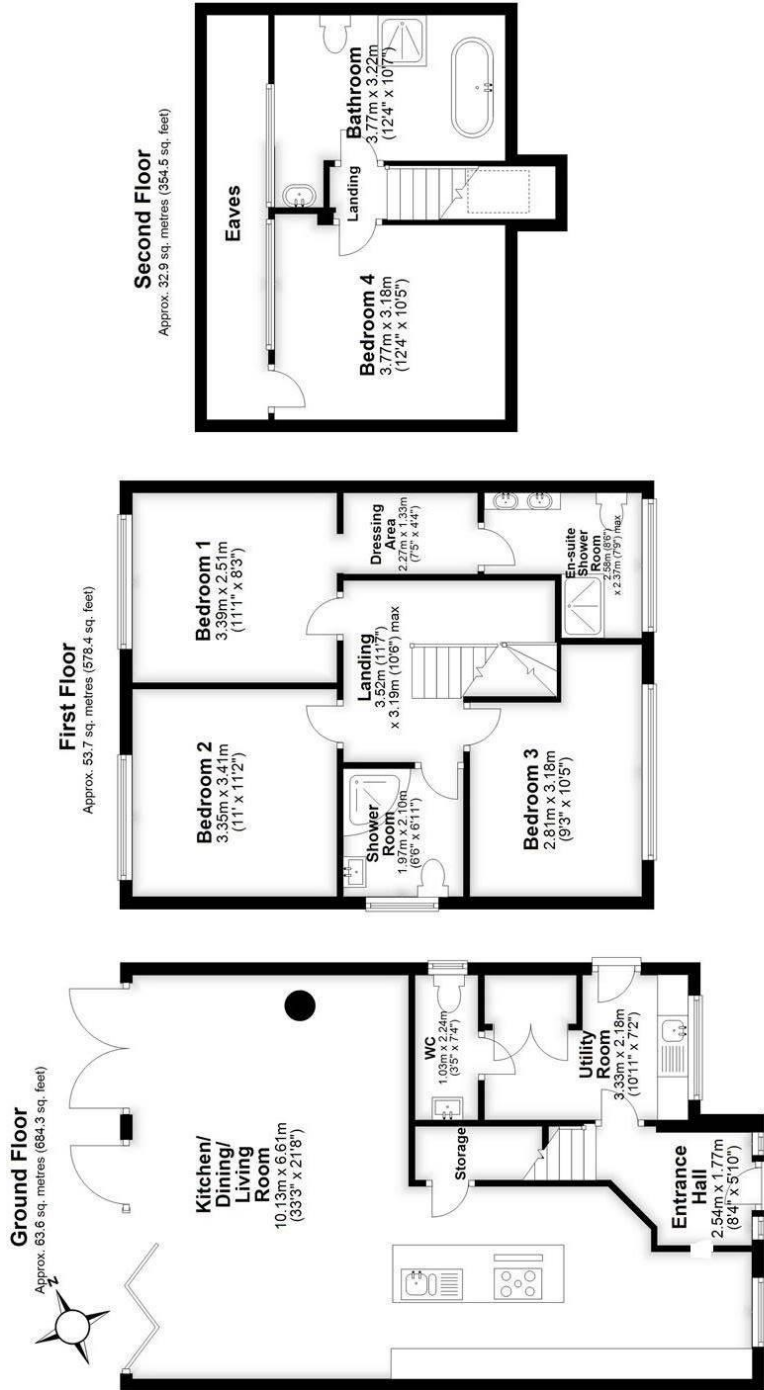
The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes' drive.











Total area: approx. 150.2 sq. metres (1617.2 sq. feet)

## 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 E.

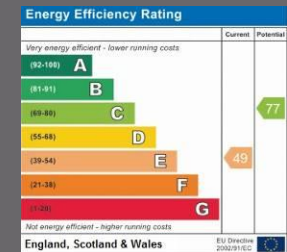
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