



18 Broad Street, Stratford-upon-Avon



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18 Broad Street Stratford-upon-Avon

Old Town is just a short walk from Stratford-upon-Avon town centre and is a highly regarded residential area, predominantly comprising of classic Georgian and Victorian properties. Stratford-upon-Avon is renowned as the region's cultural centre and is the home of The Royal Shakespeare Company. Many quality restaurants, public houses and dining pubs with excellent reputations, together with the theatre and gardens, are all within walking distance.

The area is well served by state, private and grammar schools to suit most requirements. The M40 (J15) is 8 miles away, providing access to Birmingham, London and the national motorway network.



Tenure: Available freehold

Local authority: Stratford-on-Avon District Council

Council tax band: D





A double-fronted, four bedroom townhouse in the heart of Old Town, Stratford-upon-Avon, sympathetically extended and renovated to an exceptional standard.



18 Broad Street is a double-fronted, mid-terraced townhouse built in 1834, which has been sympathetically extended and renovated to an exceptional standard by the current owner. The outstanding craftsmanship and attention to detail are evident throughout, making this house incredibly special. Everything in the house is bespoke and designed with meticulous detail.

Entrance hallway with parquet flooring and pocket sliding doors open to the snug/ sitting room. The front sash windows are dressed with shutters, both upstairs and downstairs. The dining room has a front aspect, a decorative fireplace and original flagstone flooring. From the dining area, you step down into the kitchen, which is finished to an impressive standard and features a large central island with breakfast seating, stone worktops and solid timber units. Integrated appliances include a Fisher & Paykel range cooker, Bosch dishwasher, and there is space for a freestanding fridge/freezer. Microcement flooring gives you a seamless surface finish from the kitchen into the sitting room, with underfloor heating continuing into the utility, larder and guest cloakroom. A generous sitting room has full height crittall windows and a door to the garden. A set of hardwood doors lead from the kitchen to a courtyard seating area.

The staircase is striking, with full-height crittall windows, a glass roof and solid oak stairs.

With lovely views over the rear garden, the principal bedroom is generous in size and has parquet flooring, which continues into the walk-in dressing room fitted with bespoke cabinetry. En suite shower room with marble tiled flooring, electric underfloor heating and a walk-in shower with dual shower head. Double bedroom with hardwood double doors and a Juliet balcony overlooking the garden. Two further double bedrooms have a front aspect and original fireplaces, with the larger bedroom having a small walk-in cupboard. Good-sized family bathroom with contemporary tiling, heated towel rail and panelling. Both bathrooms have Grohe sanitaryware and an electric opening skylight.





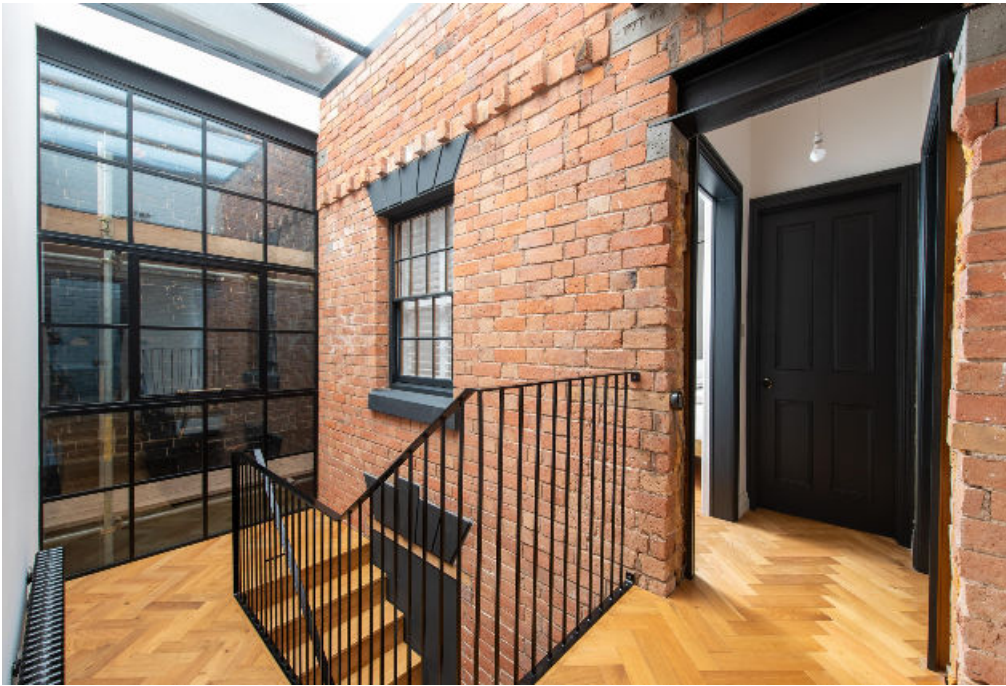


Outside

Outside, the garden has been landscaped beautifully and is completely walled. For town, it's very private. The courtyard seating area is a pretty area ideal for entertaining. Steps rise to the lawned area with timber framed greenhouse. Box hedging frames the top terrace lined with pleached trees offering privacy. Beyond here is a "utility area" where the shed can be found. There is gated side access from the garden through a private passageway to the front of the house. Parking is available on-street at the front of the property.







Services

All main services are connected to the property. Gas-fired central heating.

Directions (CV37 6HN)

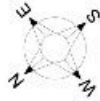
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Viewing

Viewing By prior appointment only with the agents.

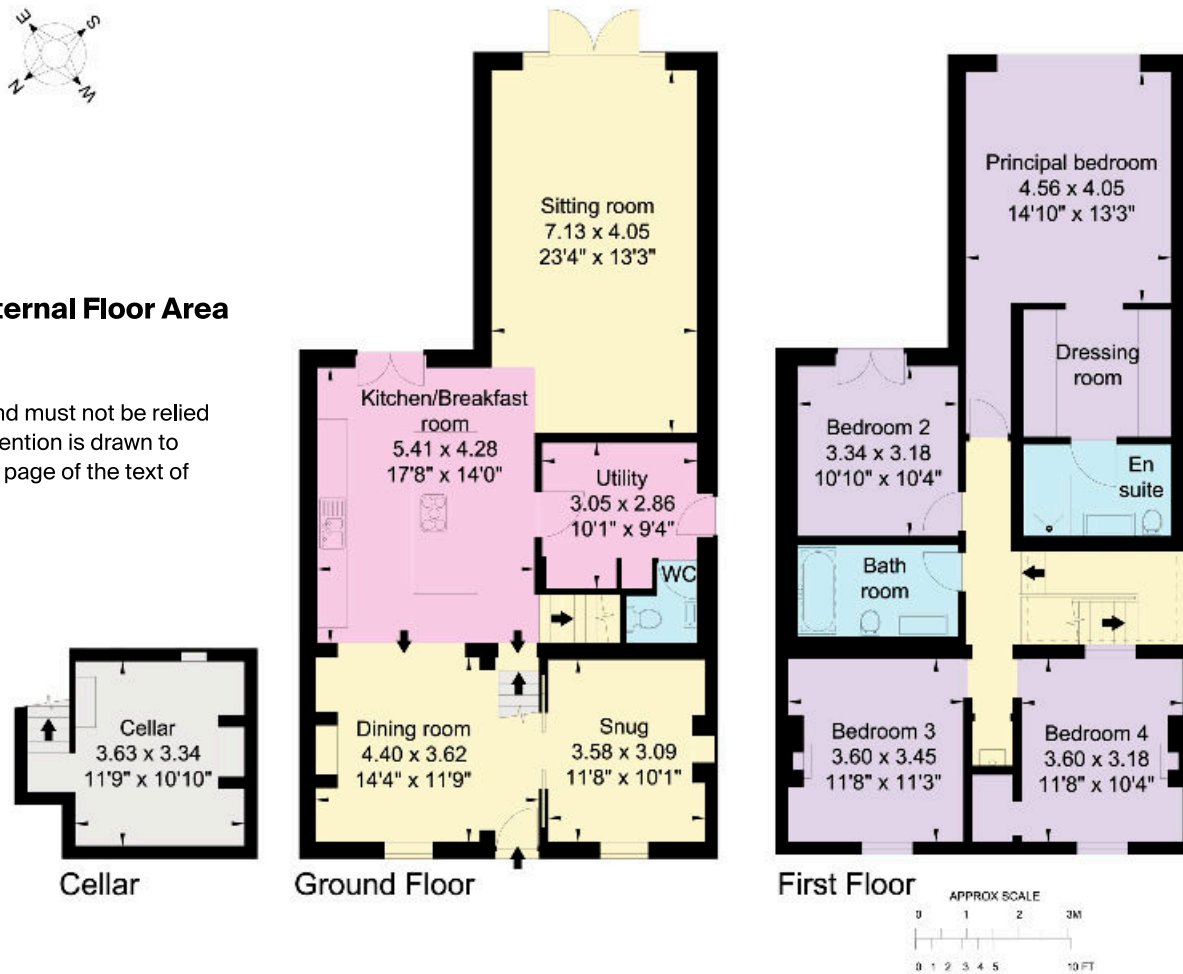






Approximate Gross Internal Floor Area 200 sq m / 2153 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



18 Broad Street Stratford upon Avon



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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Date: 11 January 2024
Our reference: STR012006775

18 Broad Street, Stratford-upon-Avon, CV37 6HN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,150,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

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