



Payton House, Stratford-upon-Avon, Warwickshire





# An iconic Grade II listed **double-fronted townhouse** occupying a peaceful and central location in Stratford-upon-Avon town centre.

## Distances

Warwick 9 miles, Warwick Parkway Station (Intercity trains to London Marylebone from 69 mins), M40 (J15) 8 miles, Leamington Spa 12 miles, Chipping Campden 12 miles, Birmingham International Airport 23 miles  
(All distances and time are approximate)

## Situation

Stratford-upon-Avon is renowned as the region's cultural centre and is the home of the Royal Shakespeare Company. In the town, there is a wide range of shopping and recreational facilities as many quality restaurants, public houses and gastro pubs with excellent reputations all within easy walking distance.

The area is well served by schools, including The Croft Prep School, King Edward Grammar School for Boys, Shottery Grammar School for Girls and Stratford High School. Warwick and Leamington Spa, also nearby, provide additional shopping facilities and schools.

The M40 is easily accessible for the commuter, and there are regular trains from Stratford-upon-Avon and Warwick Parkway to Birmingham and London.



4



2



3



Double



EPC

D

### Tenure

Freehold

### Local Authority

Stratford on Avon District Council

### Council Tax

Band G



## The property

One of a pair believed to have been built in 1839, Payton House occupies a prominent position overlooking Payton Street in Stratford-upon-Avon, totalling over 3,300 sq ft. This charming Georgian-style townhouse is ideally located in the town centre and has an array of period features, including high ceilings, cornicing, picture rails, deep skirting boards, sash windows and cast iron radiators. The property has been sympathetically renovated and extended the property with beautifully presented accommodation arranged over three floors plus a cellar.

The front door opens into a welcoming entrance hallway with exposed flagstone flooring and an elegant staircase rising to the first floor. The cellar is also accessed from the hallway, with steps leading down to the basement, and provides additional storage.

The two formal reception rooms have a front aspect featuring a fireplace, and the sitting room has a bay window. A door from the dining room leads to the beautiful, open plan kitchen/dining/family room with double-height vaulted ceiling, handmade kitchen, granite worktops, central island with granite worktop and space for a large dining table with lovely views across the garden.









Two sets of French doors open from the kitchen into the garden, making it ideal for entertaining. Integrated appliances include a dual module AGA in an inglenook recess, space for an American fridge/freezer and a dishwasher. A guest cloakroom is located off the kitchen. Flagstone flooring with underfloor heating continues from the kitchen into the garden room, which has a set of French doors opening to the garden, a vaulted ceiling and an exposed brick feature wall. From here, there is access to a utility/boot room, which also gives access to the driveway integral double garage and driveway.

Upstairs, the impressive principal suite has a luxurious en suite bathroom with a freestanding roll-top bath and a separate walk-in shower. There is a further double bedroom on the first floor and two double bedrooms on the second floor, as well as a family bathroom and study located off the landing.

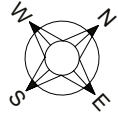




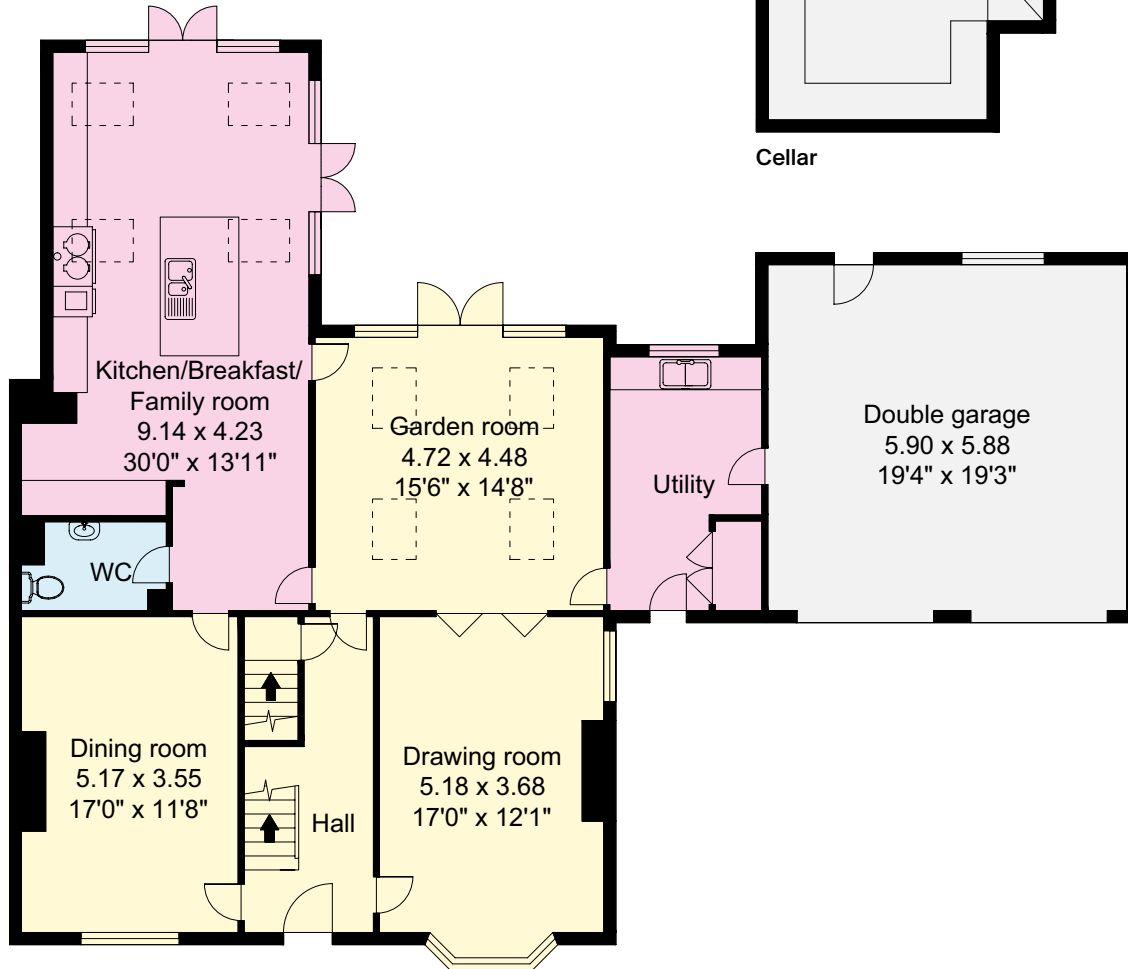


**Approximate Gross Internal Floor Area  
310 sq m (3,337 sq ft)**

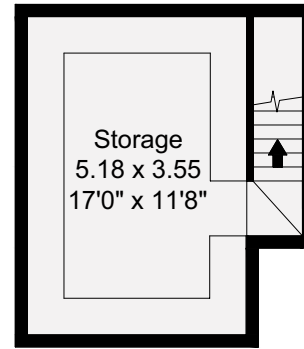
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



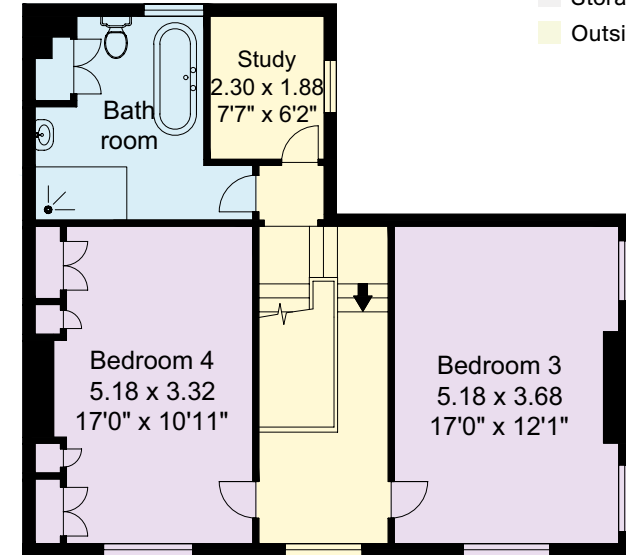
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



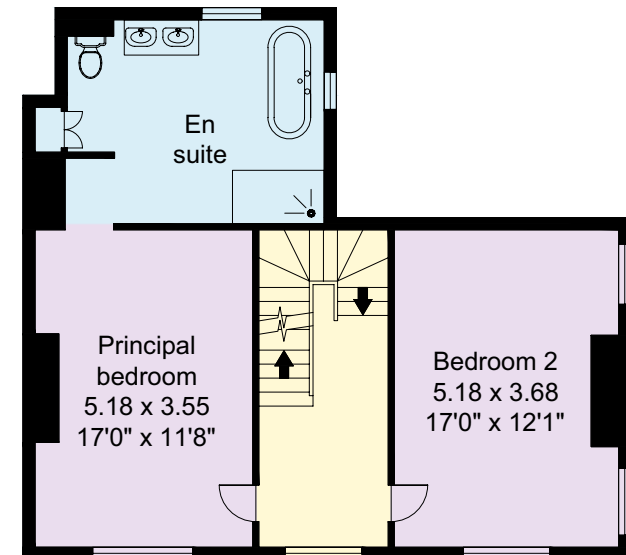
**Ground Floor**



**Cellar**



**Second Floor**



**First Floor**

## Gardens and grounds

The rear walled garden is a special feature of the property and has been carefully landscaped. It is beautifully stocked with numerous perennial plants and flowers, providing interest throughout the year. There are several seating areas to enjoy, including a large covered terrace accessed from the kitchen. The remaining garden is mainly laid to lawn with raised beds to the rear.

Attached to the house is a double garage with electric up and over doors, and there is parking on the driveway for three cars. There is also one on-street parking pass per resident and a visitor parking pass.

## Services

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

## Directions (CV37 6TY)

From the M40 (J15), take the A46 south. At the island, turn left towards Stratford-upon-Avon town centre. Upon reaching the town, proceed around the one-way system, following the signs for Warwick. Before leaving the town again, turn left into Payton Street, and Payton House can be found at the end of Payton Street directly in front of you.

What3words:///went.surely.blend.

## Viewing

By prior appointment only with the agents.



**Knight Frank Stratford-upon-Avon**  
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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.

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Date: 18 January 2024  
Our reference: STR012269261

## Payton House, 5 Tyler Street, Stratford-upon-Avon, CV37 6TY

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,795,000.

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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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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