

3 Coach House Way, Stratford-upon-Avon, Warwickshire

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## A converted three bedroom **coach house** with private parking in Stratford-upon-Avon.

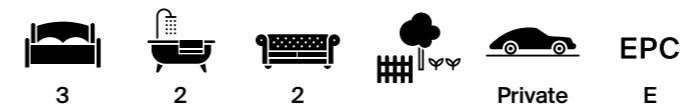
### Distances

Stratford-upon-Avon town centre 0.2 mile, Warwick 9 miles, Warwick Parkway Station 8.5 miles, (Intercity trains to London Marylebone from 69 mins), M40 (J15) 9 miles, Leamington Spa 12 miles, Birmingham International Airport 27 miles (All distances and times are approximate)

### The property

This beautifully presented home enjoys a quiet position within easy walking distance of Stratford-upon-Avon town centre and is offered with no chain. Centrally located for access to the theatres and restaurants. The house is ready to move into with the benefit of private parking.

The property is entered via a front door into the welcoming hallway, which provides access to the reception rooms and guest cloakroom. Beautifully appointed 20 ft drawing room having a feature brick fireplace, gas wood burner and glazed double doors open on to the garden.



**Tenure**  
Freehold

**Local Authority**  
Stratford-on-Avon District Council

**Council Tax**  
Band E





Kitchen/breakfast room having a range of fitted wall and base units, tiled flooring, space for a dining table and window overlooking the garden. Integrated appliances include a dishwasher, oven, combi oven and a hob with extractor above. Dining room with a front-to-back aspect and glazed double doors opening on to the garden.

The principal bedroom suite mirrors the drawing room below and has built-in cupboards, en suite shower room and a rear aspect. Guest bedroom having a front-to-back aspect and a wall of built-in cupboards providing plenty of storage. Bedroom three having a front aspect, is currently used as an office. Family bathroom having a bath with shower above, white sanitary ware, basin with vanity unit below and tiled flooring.

An attractive and well-stocked private walled garden is a beautiful feature of the property. There is a perfect area for al fresco dining on the patio, a lawned area with rockery and landscaped beds, large shed and a side gate which provides access to the front of the property. To the front, there is allocated private parking for one car as well as visitors parking.

## Location

Stratford-upon-Avon is renowned as the region's cultural centre and is the home of the Royal Shakespeare Company. There are many quality restaurants, public houses and gastro pubs with excellent reputations within easy walking distance of the property, as well as a recently renovated leisure centre and swimming pool.

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

For the commuter, the M40 (J15) is 7 miles away, and there are regular trains from Warwick Parkway and Stratford.







## Services

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

## Directions (CV37 6YJ)

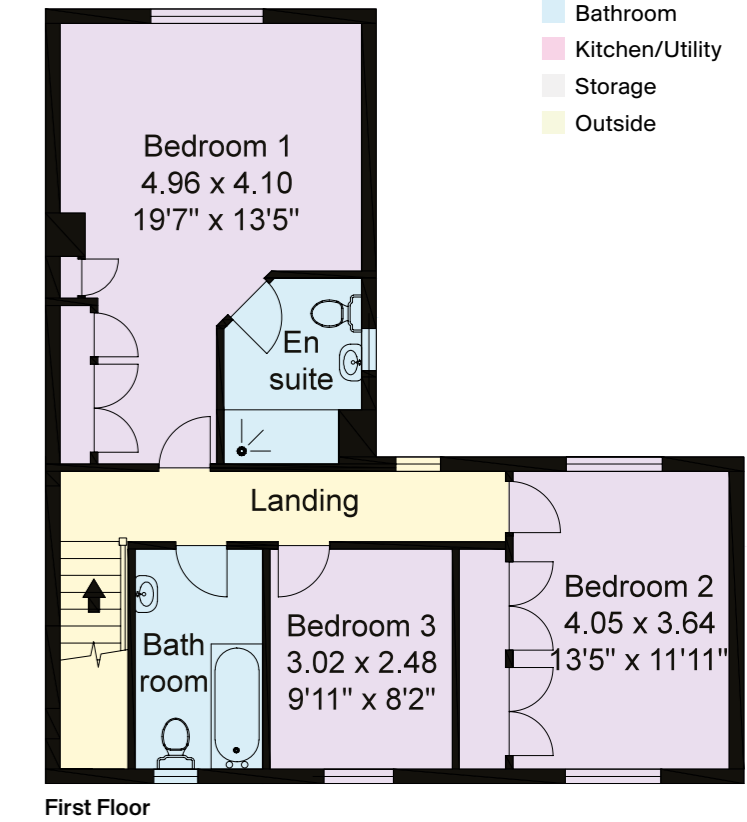
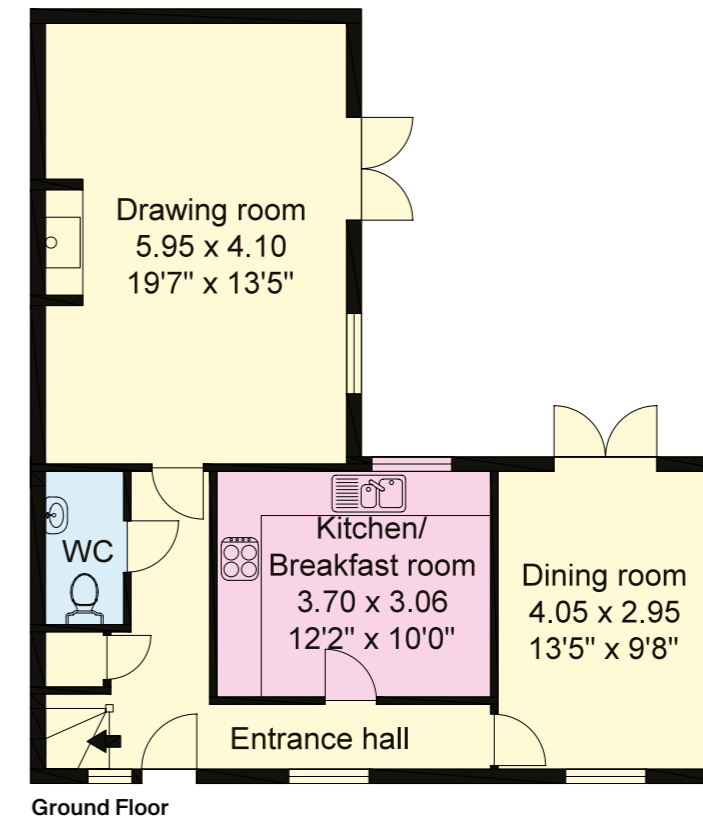
From Stratford-upon-Avon town centre, take the A439 Warwick Road towards Warwick. Continue past the Grosvenor Hotel and turn left immediately on to Coach House Way, identified by a Knight Frank for sale board.

## Viewing

By prior appointment only with the agents.

### Approximate Gross Internal Floor Area 121 sqm (1,299 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

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I would be delighted to tell you more

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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: 23 March 2024  
Our reference: STR180329

### 3 Coach House Way, Warwick Road, Stratford-upon-Avon, CV37 6YJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £575,000.

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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