



3 Bothwell Gate, Shipston Road, Stratford-upon-Avon





A newly built four bedroom family home close to Stratford-upon-Avon town centre.

Distances

Stratford-upon-Avon town centre 0.7 mile, M40 (J15) 7.4 miles, Warwick 9 miles, Warwick Parkway Station 9.6 miles, Chipping Campden 11 miles, Leamington Spa 12 miles, Birmingham International Airport 24 miles
(All distances are approximate)

Situation

Bothwell Gate is located at the far end of Shipston Road, just moments from Waitrose and the Tramway, which provides pedestrian access into Stratford-upon-Avon town centre and the recreational ground with river walks, play area, tennis, rowing and cricket.

Stratford-upon-Avon is the region's cultural centre and the home of the Royal Shakespeare Company. In the town, there is a wide range of shopping and recreational facilities, as well as a leisure centre and swimming pool.



Tenure
Freehold

Local Authority
Stratford on Avon District Council

Council Tax
Band G





Many quality restaurants, public houses and gastro pubs with excellent reputations are all within walking distance. Warwick and Leamington Spa are also nearby and provide additional shopping facilities and schooling.

The area is well served by schools, including The Croft Prep School, King Edward Grammar School for Boys, Shotton Grammar School for Girls and Stratford High School.

For the commuter, the M40 is easily accessible, and there are direct trains from Stratford to Birmingham and regular trains from Warwick Parkway to both Birmingham and London.

The property

3 Bothwell Gate was built in 2023 by Orpheus Properties, part of a small exclusive development of three bespoke properties located just off Shipston Road in a leafy setting within walking distance of the town centre and close to the Tramway.

This family home offers beautifully proportioned accommodation over two floors and has been finished to a high specification. The ground floor is heated by underfloor heating powered by an air-source heat pump.



Upstairs, there are radiators on the first floor and underfloor heating in all bathrooms and en suites.

The front door opens into the entrance hallway, which has oak flooring and a beautiful staircase with an oak handrail, newel posts and balustrade rising to a galleried landing.

The sitting room is a perfect size, has a front aspect, and has a log burner. There is a further reception room off the hallway that could be used as a study or playroom.

A lovely open-plan kitchen/dining/living room has tiled flooring with underfloor heating, quartz worktops and a peninsular island. Integrated appliances include an AEG oven, matching combi-oven/grill/microwave, induction hob, Quooker boiling tap, full-size fridge and separate freezer, dishwasher and wine cooler. There is space for a large dining table and a separate living area, with two sets of bifold doors opening on to the garden. The utility finish mirrors that of the kitchen with bespoke units and quartz worktops. There is an integrated washing machine and a separate tumble dryer.



The bedrooms are accessed off a galleried landing. There are two large suites, either of which could be used as the principal bedrooms as they both have Juliet balconies, dressing areas and en suite baths or showers. There are two further double bedrooms, which have fitted wardrobes and share the Jack and Jill shower room. The bathrooms upstairs are fitted with Roca sanitaryware and Hansgrohe taps.





Outside, the rear garden is landscaped with a large patio, ideal for entertaining. Wooden retaining sleepers divide the terrace, with steps leading up to the lawn. On the patio, there is low-level lighting, an electrical point and a water tap.

The property is accessed via a shared private road, and three cars can be parked in the driveway. The garage door is electronically operated, and there is a charging point and bollard lighting in the driveway.

The NHBC guarantee is valid until 2033.

Services

All mains services are connected to the property. Air source heat pump. NHBC guarantee valid until 2033. NACOSS approved intruder alarm system. High speed fibre broadband connection.

Directions (CV37 7FX)

What3words: ///closes.flames.medium

Viewing

By prior appointment only with the agents.

Approximate Gross Internal Floor Area

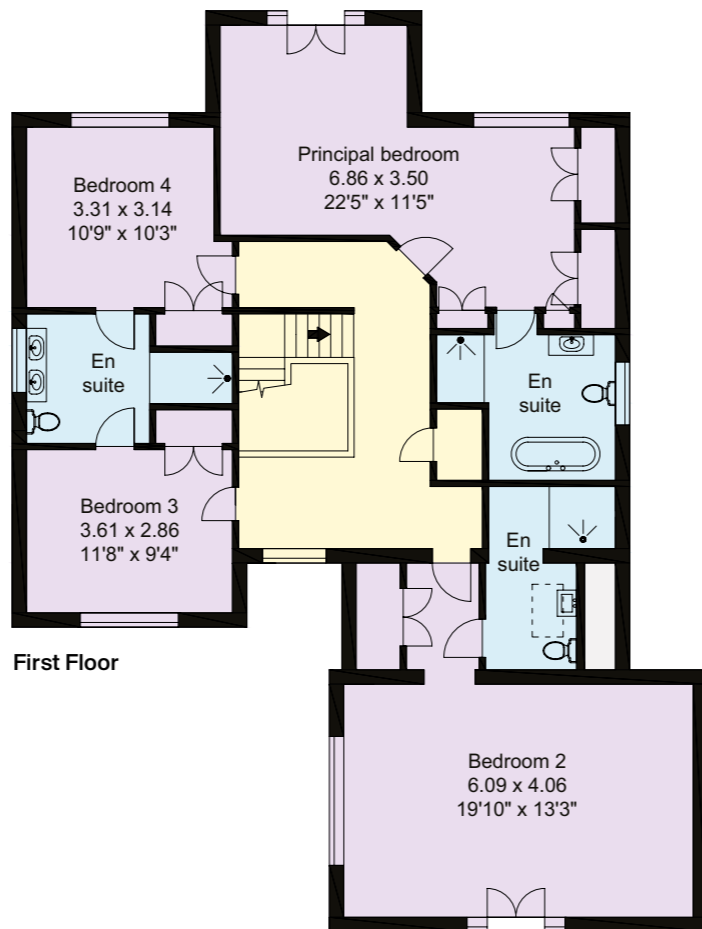
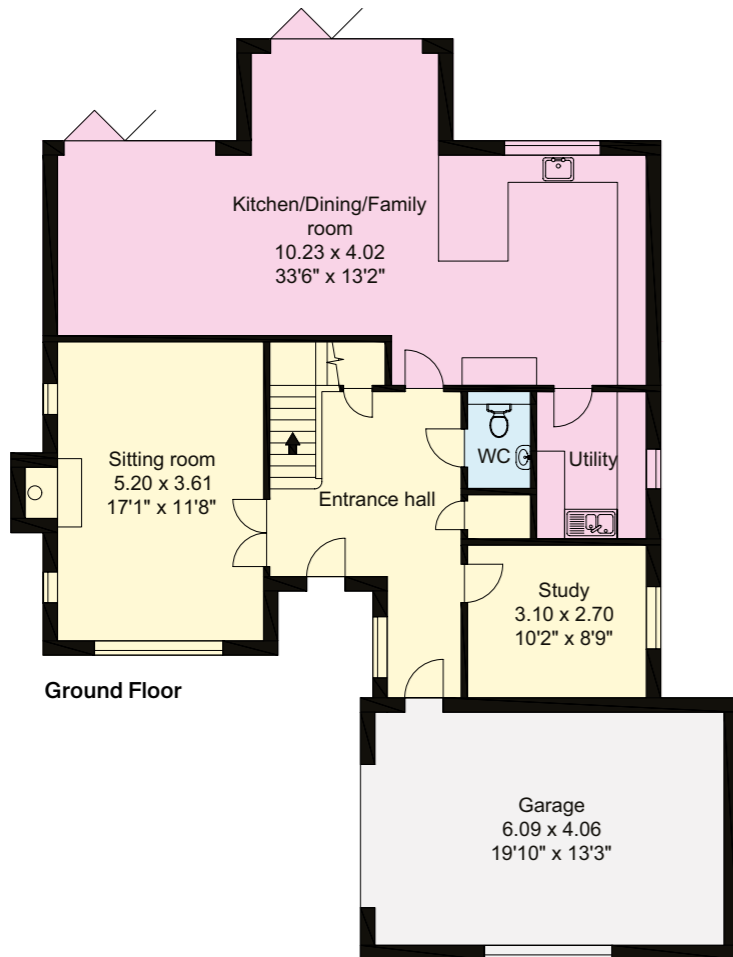
House: 212 sq m (2,282 sq ft)

Garage: 25 sq m (269 sq ft)

Total: 237 sq m (2,551 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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Particulars dated October 2024. Photographs and videos dated September 2024.

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Date: 03 October 2024
Our reference: STR012433539

3 Bothwell Gate, Shipston Road, Stratford-upon-Avon, CV37 7FX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,095,000.

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



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