



9 Sequoia Mews, Shipston Road, Stratford-upon-Avon





A semi-detached five bedroom home in a popular residential area just south of the river in Stratford-upon-Avon.

Distances

Stratford-upon-Avon town centre is 0.5 miles, Stratford-upon-Avon railway station 1.4 miles, Warwick 9 miles, Warwick Parkway Station, M40 (J15) 9 miles, Leamington Spa 12 miles, Birmingham International Airport 27 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. The town has a wide variety of shopping and leisure facilities as well as many quality restaurants, public houses and dining pubs with excellent reputations, all within walking distance of 9 Sequoia Mews.

The M40 (J15) is 7 miles away, providing access to Birmingham to the north, London to the south and the national motorway network.



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Single



EPC

C

Tenure

Freehold

Local Authority

Stratford on Avon District Council

Council Tax

Band G





The property

9 Sequoia Mews is an excellent semi-detached townhouse built in 2007 and architecturally designed by Marson Rathbone Taylor. Constructed using multi-red brick and natural slate roofing, Sequoia Mews development consists of two townhouses, a coach house and six spacious apartments. Situated in a prime location across the River Avon, the historic Tramway provides easy access to great shops and restaurants.

Sequoia Mews offers a secure and convenient living environment with electronic remote-operated security gates that control access to the property. There are designated visitor parking spaces, while an audio phone system enhances security by allowing residents to verify visitor identity before granting entry. The property comes with one parking space outside the house and a single garage with up and over door.

The front door opens into an entrance hallway with guest cloakroom and staircase rising to the first floor. The hallway is large enough to be used as a further seating area. The drawing room has a front aspect and a gas fireplace.







At the back of the property is a wonderful open-plan kitchen/dining/living room which features two sets of newly fitted French doors, wooden flooring and a recently fitted kitchen. There is plenty of space for a good-sized dining table and separate living area. Off the hallway is a utility which has a door to the side of the house.



Upstairs, the bedroom accommodation is flexible and includes a lovely principal suite with balcony overlooking the garden and views across to Holy Trinity Church, two sets of built-in wardrobes and an en suite bathroom with separate shower and underfloor heating. An excellent guest suite has rear aspect, en suite shower room and built-in wardrobes. There are two further double bedrooms with built-in storage and bedroom five is a single but is currently used as a study.



To the rear is a beautiful and private west-facing garden with a pedestrian gate giving access to the Old Tramway, providing a short walk to the town centre. The garden is mainly laid to lawn with a newly laid terrace, perfect for entertaining and there is a gated access to the side of the property leading you to the front of the house. At the end of the garden there are two sheds and a garden room, which would be a perfect home office or gym.

Services

All mains services are connected to the property. Gas-fired central heating. There is a management charge of £325.32 paid twice yearly.

Directions

Postcode: CV37 7PZ

What3words: ///study.translated.locked

Viewing

By prior appointment only with the agents.



Approximate Gross Internal Floor Area

House: 172 sq m (1,852 sq ft)

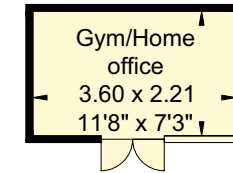
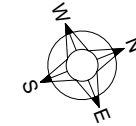
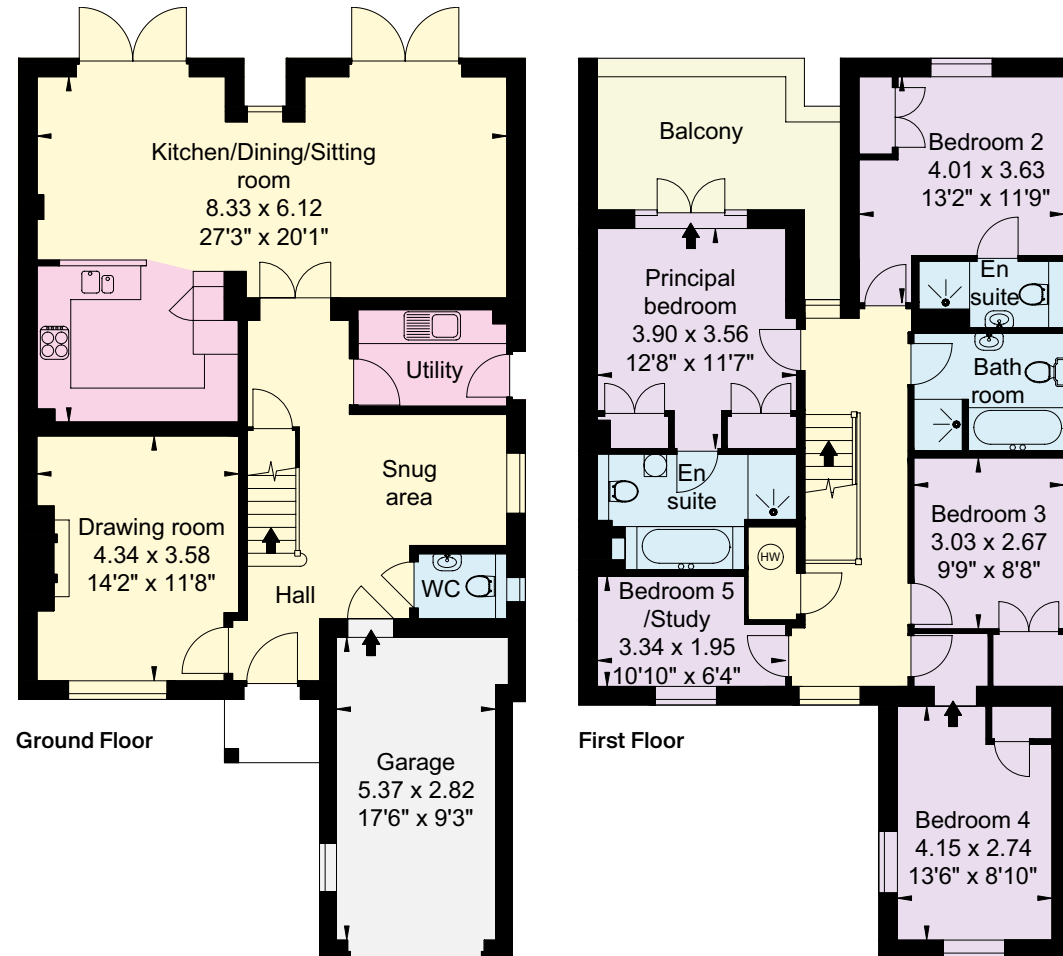
Garage: 15 sq m (165 sq ft)

Gym/Home Office: 8 sq m (86 sq ft)

Total: 195 sq m (2,103 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



Not shown in actual location / orientation

Knight Frank Stratford-upon-Avon

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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 January 2025. Photographs and videos dated January 2025.

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Date: 04 February 2025
Our reference: STR012544056

9 Sequoia Mews, Shipston Road, Stratford-upon-Avon, CV37 7PZ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£985,000**.

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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