



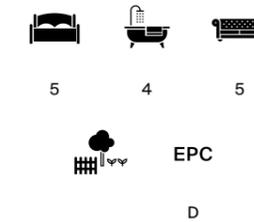
3 CHESTNUT WALK

Stratford-upon-Avon



A LARGE DOUBLE-FRONTED TOWNHOUSE

In the centre of Old Town, Stratford-upon-Avon.



Distances: M40 (J15) 8 miles, Warwick and Warwick Parkway Station 10 miles, Leamington Spa 12 miles, Chipping Campden, 12 miles, Banbury 20 miles, Birmingham International Airport 23 miles
(All distances are approximate)

Local Authority: Stratford-on-Avon District Council

Council Tax band: G

Tenure: Freehold

SITUATION

Old Town is just a short stroll from the heart of Stratford-upon-Avon. This sought-after residential area is renowned for its stunning Georgian and Victorian properties, offering timeless elegance in one of the region's most desirable locations.

Stratford-upon-Avon is the cultural hub of the area, home to the world-famous Royal Shakespeare Company. You'll find an array of top-tier restaurants, cosy pubs, and vibrant dining spots, all within easy walking distance. Enjoy a night at the theatre or a leisurely afternoon in the beautiful gardens – all just moments from your doorstep.

Families will appreciate the excellent choice of schools, including state, private, and grammar options, catering to every need. Plus, with the M40 (J15) just 8 miles away, you'll have quick access to Birmingham, London, and the wider motorway network.



THE PROPERTY

3 Chestnut Walk is a charming townhouse ideally located in the heart of picturesque Old Town. This stunning home offers approximately 3,400 sq ft of living space, seamlessly blending classic architectural beauty with modern comfort. Traditional features such as exposed brickwork, sash windows, and decorative wrought-iron railings set the tone, while the spacious interiors provide an abundance of room for family living and entertaining.

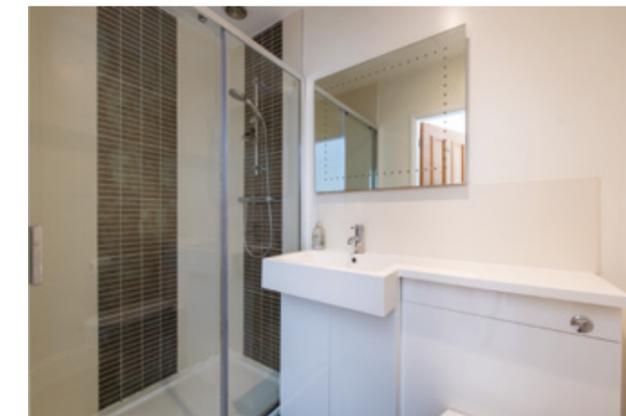
An inviting entrance hallway has slate flooring, a guest cloakroom, and a staircase leading to the first floor. The impressive drawing room, with its wooden flooring and open fireplace, has dual aspect views, allowing natural light to pour in from both a sash window at the front and French doors opening to the rear garden. Across the hallway, the cosy sitting room overlooks the front of the property and connects to the study, which could also serve as a snug. This central study area offers a perfect link between the front and rear of the house.





For more relaxed family moments, there is a spacious family room with French doors opening on to a side terrace. The open-plan kitchen and dining area features porcelain tiled flooring, sleek silestone worktops, two sinks, a large central island, and underfloor heating. Integrated Miele appliances, including two ovens, a warming drawer, a combi-oven, a five-ring induction hob, a dishwasher, and a fridge/freezer, make this space both stylish and functional. The dining area has ample room for a large table and sofa, with garden views to enhance every meal. Just off the kitchen, a utility room with a fridge and plumbing for a washing machine completes this well-appointed space.

Upstairs, the principal bedroom suite offers a peaceful rear aspect with garden views, a spacious dressing area, built-in wardrobes, and an en suite shower room. Two additional double bedrooms, each with their own en suite shower rooms, provide plenty of space for family or guests. A fourth bedroom shares access to a family shower room, while the fifth bedroom has double doors to a private balcony.





The outdoor space is equally impressive, with a southwest-facing garden that provides both privacy and plenty of space to relax or entertain. Walled on nearly all sides, the garden is mainly laid to lawn with a large patio area, ideal for outdoor dining. A side terrace leads to additional seating, while a pathway provides access to a shared gated passageway at the front of the property.

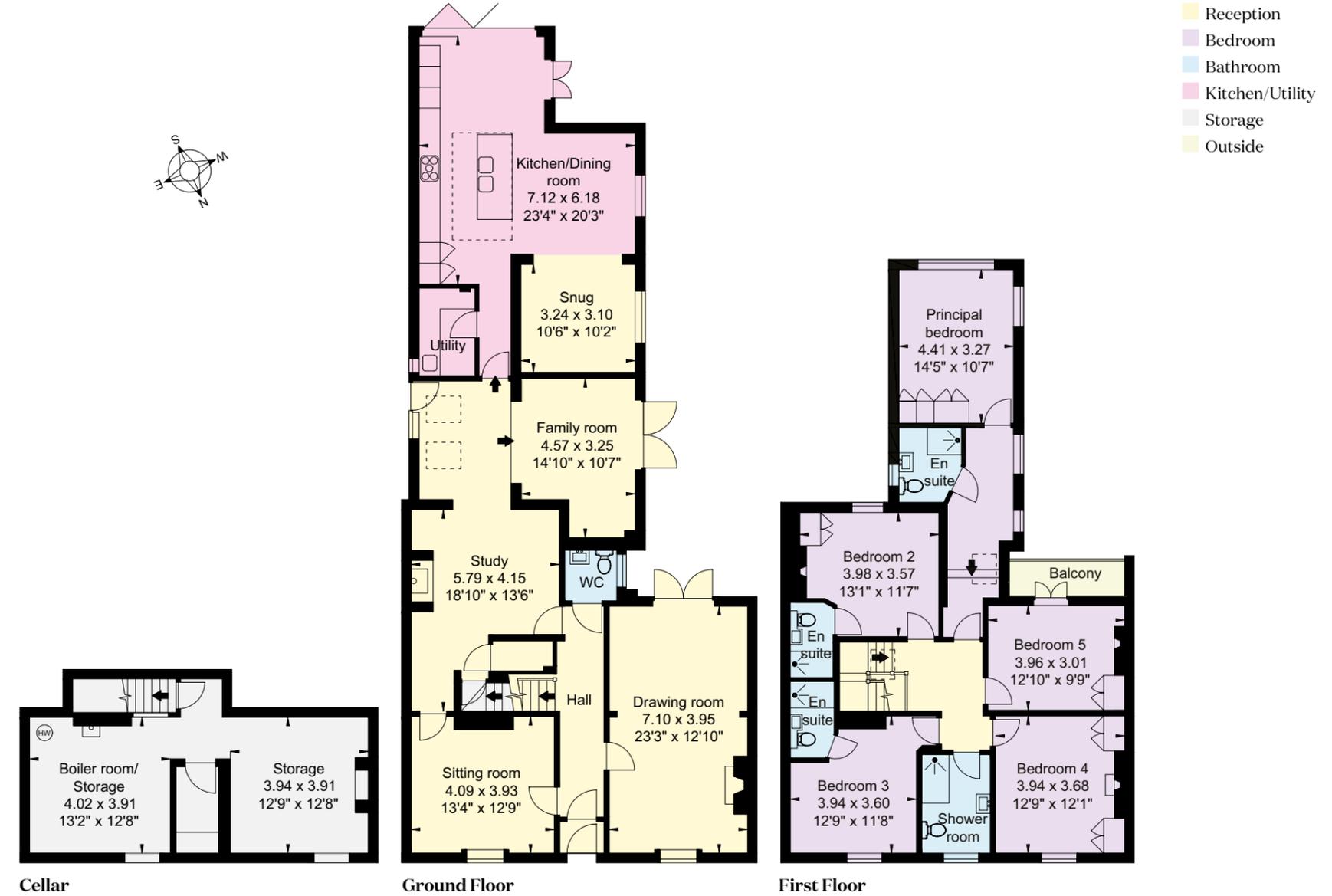
Parking is conveniently available on-street on Chestnut Walk or in the surrounding streets.

PROPERTY INFORMATION

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

Directions (CV37 6HG): whatthreewords:///allow.bills.ends

Viewing: By prior appointment only with the agents.



Approximate Gross Internal Area
312 sq m (3,360 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

Samantha Bysouth

01789 297735

samantha.bysouth@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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Date: 12 March 2025
Our reference: STR012519984

3 Chestnut Walk, Stratford-upon-Avon, CV37 6HG

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,395,000.

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

Enc:

Samantha Bysouth
Associate
+44 1789 206 953
samantha.bysouth@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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