



65 Shipston Road, Stratford-upon-Avon



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

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 (Distances and time approximate).



Tenure: Available freehold

Local authority: Stratford-on-Avon District Council

Council tax band: F





Offering modern living close to the town and featuring renowned brands, including Siemens, Porcelanosa, and Siematic.

The property

Experience modern living at its finest in this three-floor home just moments from the heart of Stratford-upon-Avon's centre. With high-end finishes, spacious rooms, and thoughtful design, this property is perfect for those seeking comfort and style.

65 Shipston Road is part of the exclusive Othello Way development-a contemporary collection of just eleven thoughtfully designed properties offering modern living in Stratford-upon-Avon and featuring renowned brands, including Siemens, Porcelanosa, and Siematic.

The welcoming entrance hallway leads to a sleek, modern kitchen/diner fitted with premium Siemens integrated appliances. The living room features expansive aluminium sliding doors that open onto a private west-facing terrace-an idyllic space for entertaining or unwinding at sunset.

To the first floor are two excellent-sized bedrooms with en suite shower rooms. On the second floor, there is a third bedroom with an en suite bathroom, a freestanding bath, and a walk-in shower.

Outside

The property benefits from access to the attractive communal gardens. The parking area is accessed via electronic gates from Shipston Road, whilst pedestrian access is provided from the rear of the property along the Tramway, through the recreation ground, and across the bridge into Bancroft Gardens, seamlessly connecting you to the town centre.





Services

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

Directions (CV37 7LN)

What3words:///slips.desk.lasts

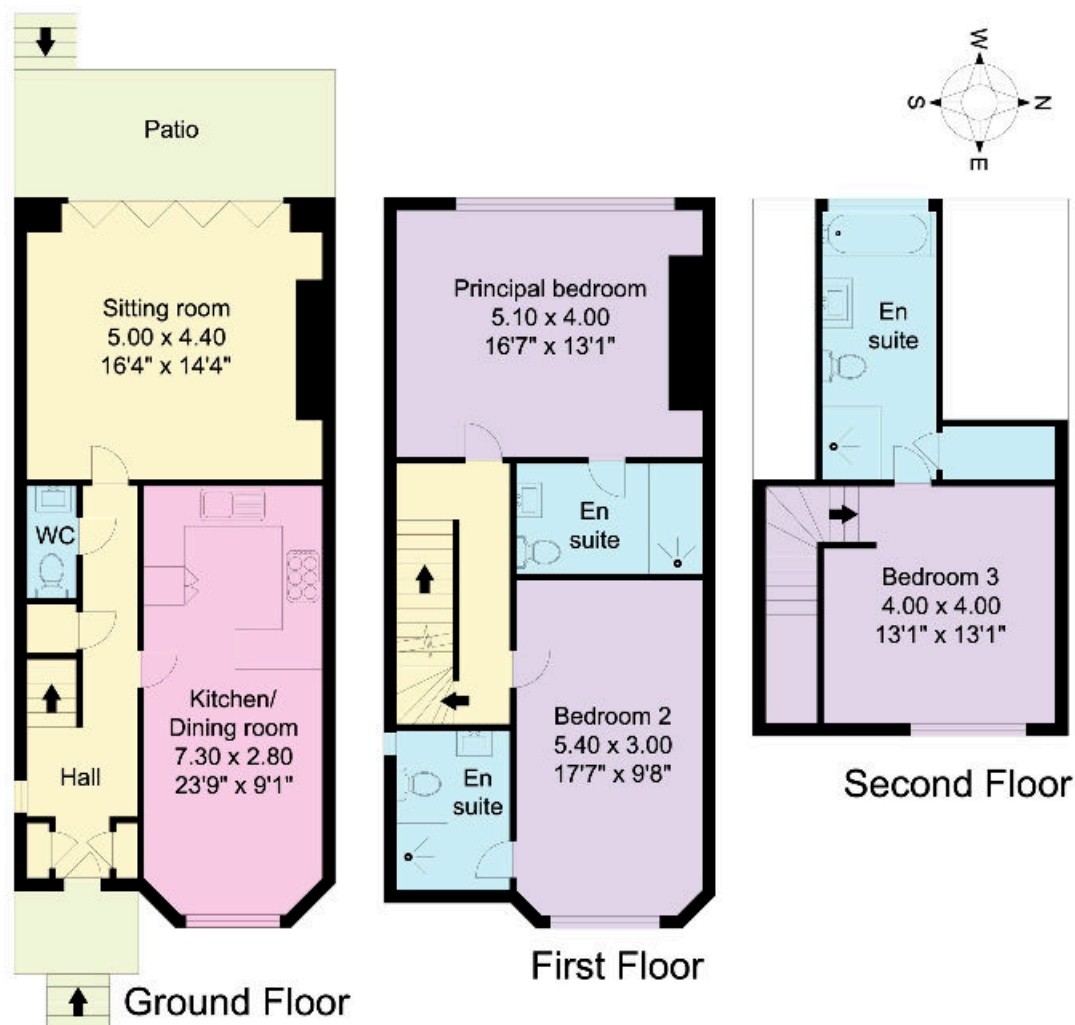
Viewing

By prior appointment only with the agents



Approximate Gross Internal Floor Area 146.2 sq m / 1,574 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.



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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: STR012547385

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We have pleasure in enclosing details of the above property for which we are quoting a guide price of £650,000.

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



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