



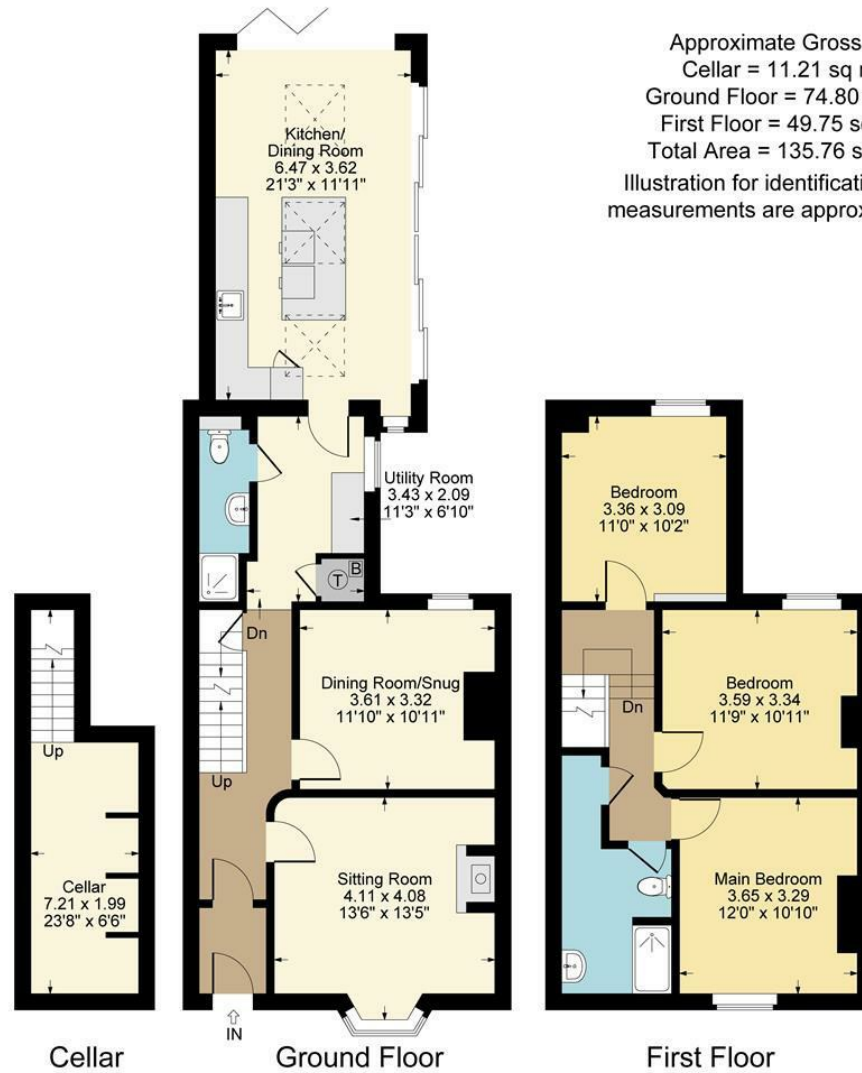
Peter Clarke

IN ASSOCIATION WITH

Winkworth

6 Trinity Street, Stratford-upon-Avon, CV37 6BL

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Approximate Gross Internal Area  
Cellar = 11.21 sq m / 121 sq ft  
Ground Floor = 74.80 sq m / 805 sq ft  
First Floor = 49.75 sq m / 536 sq ft  
Total Area = 135.76 sq m / 1462 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



- Highly sought-after Old Town location
- Grade II listed mews property
- Extended, remodelled and significantly enhanced by the current owners
- Beautifully presented accommodation
- Stunning open-plan kitchen, dining and family room
- Exceptional natural light provided by three roof lanterns and extensive glazing
- Bifold and sliding doors opening directly onto the garden, perfect for entertaining
- Three generous double bedrooms and a spacious contemporary shower room
- Private, west-facing garden



Offers Based On £875,000

Located in a little-known and highly desirable Old Town setting, this exceptional Grade II listed property enjoys a peaceful no-through-road position with a tucked-away mews atmosphere. Extended, remodelled and significantly improved by the current owners, the house offers beautifully presented accommodation arranged over two floors.

A particular feature is the impressive open-plan family kitchen, dining and sitting room, flooded with natural light from three roof lanterns and extensive bifold and sliding doors opening onto the garden, creating a superb space for both everyday family life and entertaining.

In addition, there are two further reception rooms, a useful cellar, three double bedrooms and a spacious shower room. The broadly west-facing garden enjoys a good degree of privacy and benefits from separate rear access. Permit parking.

## ACCOMMODATION

### ENTRANCE HALL

Part-glazed front door with coloured glazed panel above opening into a welcoming porch with fitted seat and shelving beneath. Door to the entrance hall with original staircase and flagstone flooring.

### CELLAR

Useful dry cellar accessed via brick steps, providing storage space together with gas meter, appliance space and shelving.

### SITTING ROOM

Attractive bay window to the front, feature fireplace with wood-burning stove, stone hearth and moulded corning.

### DINING ROOM/SNUG

Sash window to the rear and fireplace.

### UTILITY ROOM

Fitted cupboards, space and plumbing for washing machine, under floor heating, airing cupboard with hot water tank and gas-fired central heating boiler.

### SHOWER ROOM

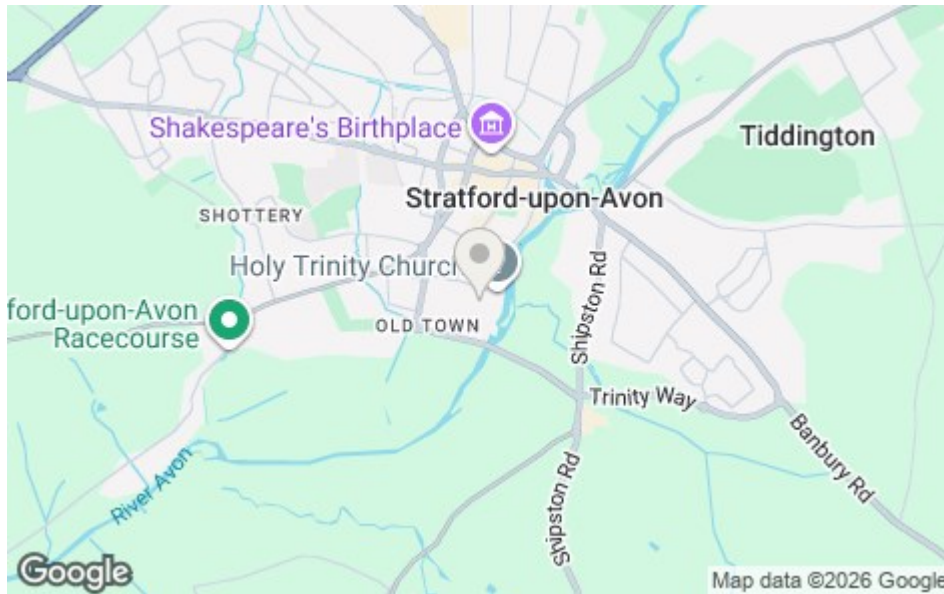
Comprising WC, wash hand basin and shower enclosure.

### FAMILY KITCHEN/DINING/SITTING ROOM

A superb open-plan living space centred around a large island unit. Fitted with an Everhot electric range cooker with twin stainless steel lids, Belfast sink, boiling water tap, built-in fridge, separate freezer, integrated dishwasher, pelmet lighting and bin storage. Three roof lights together with sliding and bifold doors on two elevations provide exceptional natural light and







create a seamless connection with the garden and terrace beyond. Under floor heating. A wonderful west-facing entertaining space.

### FIRST FLOOR LANDING

### DOUBLE BEDROOM ONE

### DOUBLE BEDROOM TWO

### DOUBLE BEDROOM THREE

### SHOWER ROOM

Fitted with shower enclosure, WC and wash hand basin.

### OUTSIDE

A terrace adjoins the rear of the property, ideal for outdoor dining and entertaining. To the side is a gravelled pathway and log store. The lawned garden extends beyond with pathway leading to a timber shed. The garden benefits from a right-of-way pedestrian access onto Ryland Street. The vendor currently rents a garage nearby which may also be available.

### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

**LISTED:** Yes Grade II



**BROADBAND/MOBILE COVERAGE:** Broadband: Ultrafast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jun26).

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** Not required as property is listed Grade II.

**VIEWING:** By Prior Appointment with the selling agent.

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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
Tel: 01789 415444 | [stratford@peterclarke.co.uk](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



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AN ASSOCIATE COMPANY OF

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