EARLES
TRUSTED SINCE 1935

3 Payton Street,
Stratford-Upon-Avon, Warwickshire CV37 6UA

£800,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

This beautifully presented Grade II listed townhouse, believed to date back to circa 1830s, occupies a prime position in the very heart of Stratford-upon-Avon, enjoying a quiet setting just a few minutes' walk from the town centre and its excellent range of amenities.

Lovingly restored and sympathetically improved, the property has undergone an extensive refurbishment programme using specialist craftsmen and high-quality materials throughout. The improvements have included new roofing, a damp course, timberwork, central heating, a new combination boiler, re-plumbing and rewiring. Beautifully stocked lead window boxes dress the front sash windows, and the front and rear of the property has been redecorated.

Combining an abundance of original character features throughout with the comforts of modern living, the property offers a wonderful balance of period charm and contemporary style. At the heart of the home lies the impressive open plan kitchen/breakfast/family room, created as part of a high-quality extension completed in 2011 and designed to an exceptional standard. Flooded with natural light from hardwood double-glazed windows and an impressive roof lantern, this outstanding space is centred around a bespoke hand-painted kitchen, individually designed and handcrafted by renowned local cabinet makers, Nicholas Wood, creating the perfect setting for both everyday family life and more lavish entertaining.

In brief, the accommodation comprises; three bedrooms, two shower rooms, two reception rooms, an open plan kitchen/breakfast/family room, guest WC and large basement cellar. Externally, the property enjoys a delightful walled garden, thoughtfully landscaped for ease of maintenance.

From Payton Street, the front door opens into:

GROUND FLOOR

Entrance Porch
With original stone flooring. Glazed door into:

Dining Room
12'10" x 10'5" (3.93m x 3.19m)
With coving to the ceiling, sash window to the front fitted with louvered shutters, feature fireplace with ornate surround, inset gas log burner and tiled hearth, alcove shelving with storage cupboards below to either side of the chimney breast, radiator, and oak flooring. Opening into:

Sitting Room
12'10" x 10'9" (3.93m x 3.30m)
With coving to the ceiling, sash window to the front fitted with louvered shutters, feature fireplace with ornate surround, open working fireplace and tiled hearth, radiator, and oak flooring. Opening into:

Inner Hallway
With staircase rising to the first floor, door to stairway leading down to the cellar, radiator, and original stone flooring. Door into:

Guest WC
Recently replaced to include dual flush W C. Window to the rear, range of built-in storage cupboards incorporating vanity unit with inset wash hand basin and hot-and-cold taps over, tiling to splashback areas, extractor fan, and original stone flooring (matching the inner hallway).

Open Plan Kitchen/Breakfast/Family Room
25'3" x 23'3" (7.70m x 7.11m)
With feature roof lantern, coving to the ceiling, double glazed windows to the rear (one with a built-in seating area), a pair of doors lead to the rear garden, fitted kitchen with an extensive range of wall, drawer and base units (including glazed display cupboards and full height larder units) with granite work surface and matching upstands over, inset sink with mixer tap over, range-style cooker with extractor fan over, integrated full-height fridge and freezer, integrated dishwasher, integrated washing machine, large central island with matching base units (including wine rack) and work surface over, hand fitted study/work area, radiators, and "Mandarin Stone" limestone flooring.

Celler
12'10" x 10'9" (3.93m x 3.30m)
Ideal for a number of uses to include wine store/utility or simply storage. With a range of wall and base units with work surfaces over, freezer, tumble dryer, and exposed brick flooring.

FIRST FLOOR

Landing
With feature coving to the ceiling, and window to the rear. Door into:

Bedroom One
14'0" x 12'10" (4.27m x 3.93m)
With coving to the ceiling, sash window to the front fitted with louvered shutters, a range of built-in wardrobes with hanging rails, fitted shelving and drawer units, and radiator.

Bedroom Two
12'10" x 10'9" (3.93m x 3.30m)
With coving to the ceiling, sash window to the front fitted with louvered shutters, built-in wardrobe with hanging rails, fitted shelving and storage cupboards, radiator, and hatch to fully boarded loft space with pull down ladder and lighting. Door into:

En-Suite Shower Room
With coving to the ceiling, 3-piece suite comprising; shower cubicle with glazed door and handheld shower attachment over, low level WC with concealed cistern, vanity unit with inset wash hand basin and mixer tap over, tiling to splashback areas, and chrome ladder-style heated towel rail.

Bedroom Three
11'10" x 10'4" (3.63m x 3.16m)
With coving to the ceiling, sash window to the rear, built-in wardrobe, fitted shelving unit with storage cupboards below, and radiator.

Family Shower Room
With coving to the ceiling, obscure glazed window to the rear, 3-piece suite comprising; large walk-in shower with glazed screen, mains fed 'drench head' shower and handheld shower attachment over, low level WC, vanity unit with inset wash hand basin and hot-and-cold taps over, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

Walled Garden

With paved sun terrace, stoned area and borders stocked with various shrubs, plants and flowers. At the rear, there is a wooden pergola and a timber shed providing useful storage. The garden is enclosed on all sides by brick walls. A gate provides pedestrian access to a shared passageway and a further gate to the rear.

ADDITIONAL INFORMATION

Broadband and Mobile:
Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 5,500 Mbps and a predicted highest available upload speed of 5,500 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor and in-home
O2 - Good outdoor and in-home
Three - Good outdoor and in-home
Vodafone - Good outdoor and in-home

For more information, please visit:
https://checker.ofcom.org.uk/.

Council Tax:
Stratford-on-Avon District Council - Band F

Fixtures & Fittings:
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:
This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: https://www.gov.uk/check-long-term-flood-risk.

Services:
Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas central heating boiler.

Tenure:
The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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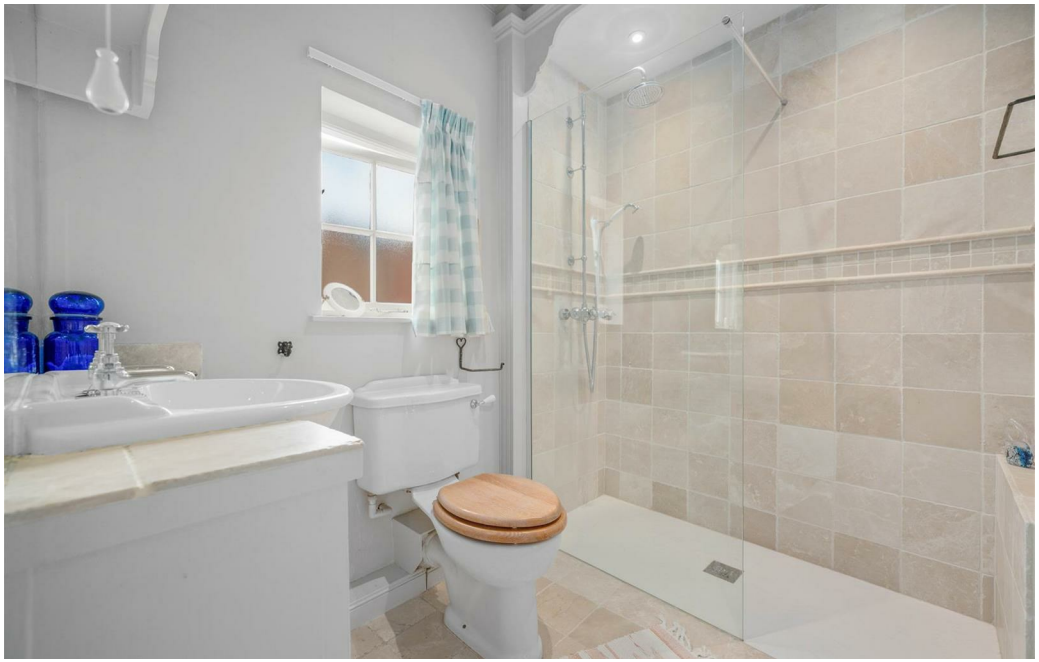
Parking

Resident and resident visitor permits are charged at £25 per permit per year. For assistance please contact warwickshireparking@nslservices.co.uk or phone 0333 003 0033 / www.warwickdc.gov.uk (search parking permits).

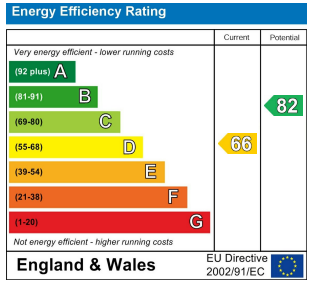
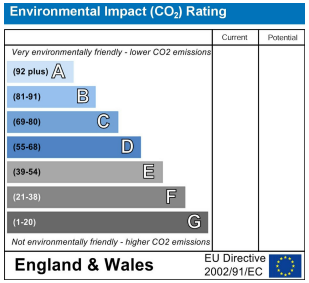
Location

Stratford-upon-Avon, renowned worldwide as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre, is widely regarded as the cultural heart of the region. The town offers an excellent range of shopping, leisure and recreational facilities, including those at the Maybird and Rosebird retail centres, together with an array of highly regarded restaurants, cafés and public houses. The area is exceptionally well served by schools for all age groups, including state, grammar and independent options. The property itself is also conveniently located for the local railway station ("Stratford-upon-Avon Parkway"), which offers regular trains to Leamington Spa, Solihull and Birmingham City Centre, as well as "Park & Ride" facilities. In addition, excellent road connections are provided via the A46, which offers easy access to the M5, M6, M40 and M42 motorway networks.



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 text of the Particulars.

3 Payton Street
Stratford upon Avon

APPROXIMATE GROSS INTERNAL FLOOR AREA:
152 sq m (1,637 sq ft)

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