



VAUGHANREYNOLDS
ESTATE AGENTS

12 Broad Walk
Stratford-upon-Avon, CV37 6HS



The Property

Set within a prime Old Town location, this handsome end-of-terrace Victorian home enjoys an enviable position in the very heart of Stratford-upon-Avon, moments from the area's celebrated amenities. The location is consistently sought after by a wide range of buyers, valued for its established residential feel and exceptional proximity to shops, cafés and attractions.

During the current ownership, the property has been thoughtfully remodelled, resulting in a home that effortlessly blends period character with a modern, eclectic flair, creating interiors that are both stylish and memorable.

Entering the property, you are welcomed by a reception hall with stairs rising to the first floor and doors leading to two attractive reception rooms. These rooms interconnect via double opening doors, providing flexibility for both family living and entertaining.

The living room is particularly light and inviting, benefiting from a dual aspect and featuring a beautiful period fireplace with inset log burner and tiled hearth, complemented by picture rails, high skirting boards and bespoke built-in shelving. The second reception room currently serves as a snug or TV room, although it lends itself equally well to a home office, playroom or formal dining space.

From here, the accommodation flows into a generous open-plan kitchen diner, which forms the social heart of the home. A stylish bank of units with integrated appliances is paired with a central island and breakfast bar, alongside ample space for a dining or seating area. Velux roof lights bathe the room in natural light, while doors provide direct access to the courtyard garden. A useful utility room and ground-floor WC complete the ground floor.

In addition, there is a valuable cellar, providing excellent ancillary accommodation. The current owners utilise this space as a home gym, though it would be equally suited to storage, hobbies or other lifestyle uses.







To the first floor, there are three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

Externally, the courtyard garden has been attractively landscaped with a paved terrace ideal for outdoor dining, raised beds and feature planting, creating a private and low-maintenance outdoor retreat. A useful side gate provides convenient access.

Parking is available on the road, with residents' and visitors' permits obtainable at a cost of £25 per permit, per annum.

A beautifully presented and characterful Victorian home, offering versatile accommodation in one of Stratford-upon-Avon's most desirable Old Town settings.

The Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





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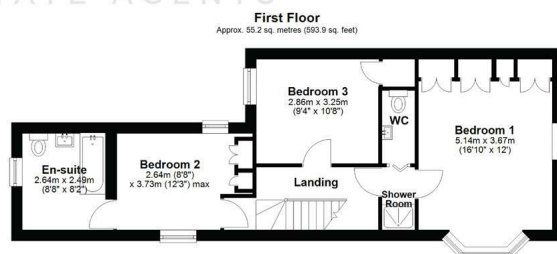
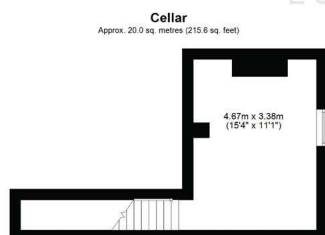
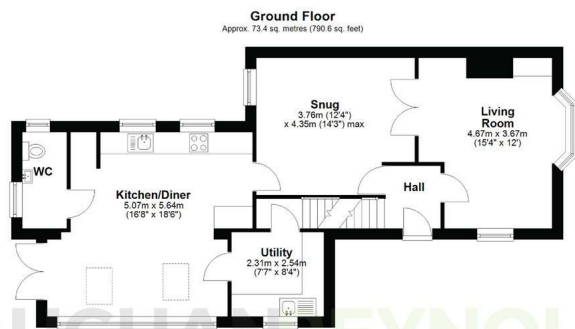
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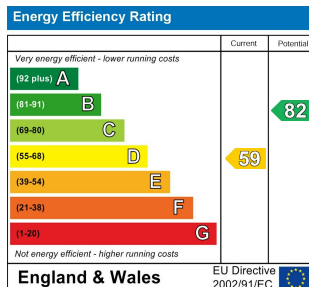


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Total area: approx. 148.6 sq. metres (1600.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band F

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

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