



EARLES
TRUSTED SINCE 1935



**37 Lingfield Crescent
Stratford-Upon-Avon
CV37 9LX**

Guide Price £425,000

Address: 35 High Street, Alcester, B49 5AF - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

A well-presented three-bedroom townhouse situated in a sought-after location close to Stratford-upon-Avon Racecourse, offering versatile accommodation arranged over three floors.

The ground floor comprises a spacious kitchen/dining room, ideal for modern family living and entertaining, along with a convenient shower room, storage cupboard and internal access to the garage.

To the first floor, there is a bright and generously sized living room, complemented by a further room which can be used as a study or third bedroom, providing flexibility for home working or guest accommodation.

The second floor offers two well-proportioned bedrooms and a family shower room, with Bedroom One benefiting from particularly generous dimensions.

Externally, the property benefits from off-road parking and an integral garage, while its position near the racecourse provides easy access to open green space, as well as Stratford-upon-Avon town centre, local amenities and transport links.



Ground Floor

Reception Hall

13'4" x 6'3" (4.08m x 1.91m)

Under stairs storage

Integral Garage

6'5" x 8'3" (1.98m x 2.52m)

Kitchen/Dining Room

19'9" x 11'9" (max) (6.02m x 3.60m (max))

A bright and modern kitchen/diner featuring sleek high-gloss units, integrated appliances, and a breakfast bar for casual dining. The space opens into a dining area with doors leading to the garden, enjoying plenty of natural light and attractive open views.

Shower Room

10'1" x 3'1" (3.08m x 0.95m)

Modern downstairs shower room finished with sleek grey tiling and contrasting black fittings. Comprising a vanity unit with wash basin, low-level WC and walk-in shower with glass screen. Complete with a wall-mounted heated towel rail and a frosted window providing natural light.

First Floor

Landing

13'5" x 6'3" (4.09m x 1.93m)

Living Room

13'5" (max) x 15'1" (4.10m (max) x 4.60m)

This light and airy living room has a clean feel and is filled with natural light. Large sliding glass doors open onto a Juliet balcony, offering expansive views over the racecourse and allowing sunlight to flood the space.

Study/Bedroom Three

12'10" x 8'3" (3.93m x 2.52m)

The room features extensive custom-built cabinetry in a sophisticated concrete-effect finish. This includes a large larder-style unit, overhead bridge storage, and a sleek floating desk/coffee station with an integrated sink and designer black tap.

Second Floor

Bedroom One

11'10" x 11'10" (3.62m x 3.62m)

Well-proportioned double bedroom with a window to the front elevation and built in storage cupboard.

Bedroom Two

8'9" x 9'8" (2.69m x 2.97m)

Well-proportioned double bedroom with a window to the front elevation and built in storage cupboard.

Shower Room

8'6" x 4'5" (2.60m x 1.35m)

Contemporary main shower room featuring full-height modern tiling and sleek black fittings throughout. Comprising a vanity unit with wash basin and storage, wall-mounted WC and a walk-in shower with glass screen. Finished with a heated towel rail and a frosted window providing natural light.

Outside

Having raised timber decking offering the perfect setting for alfresco dining and entertaining, all while soaking in stunning, far-reaching views over the racecourse

Additional Information

Services:

Mains gas, electricity, water and drainage are connected to the property.

Broadband and Mobile:

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps. For more information visit: <https://checker.ofcom.org.uk/>
Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with EE, Vodafone and O2 being rated as 'Good outdoor and in-home' coverage, Three being rated as 'Good outdoor, variable in-home' coverage. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-upon-Avon District Council - Band F

Tenure: The property is freehold with vacant possession given on completion of sale.

Flood Risk:

Rivers and the sea

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2036 and 2069- VERY LOW

Surface water

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2040 and 2060 - VERY LOW

For more information, please visit:

<https://www.gov.uk/check-long-term-flood-risk>

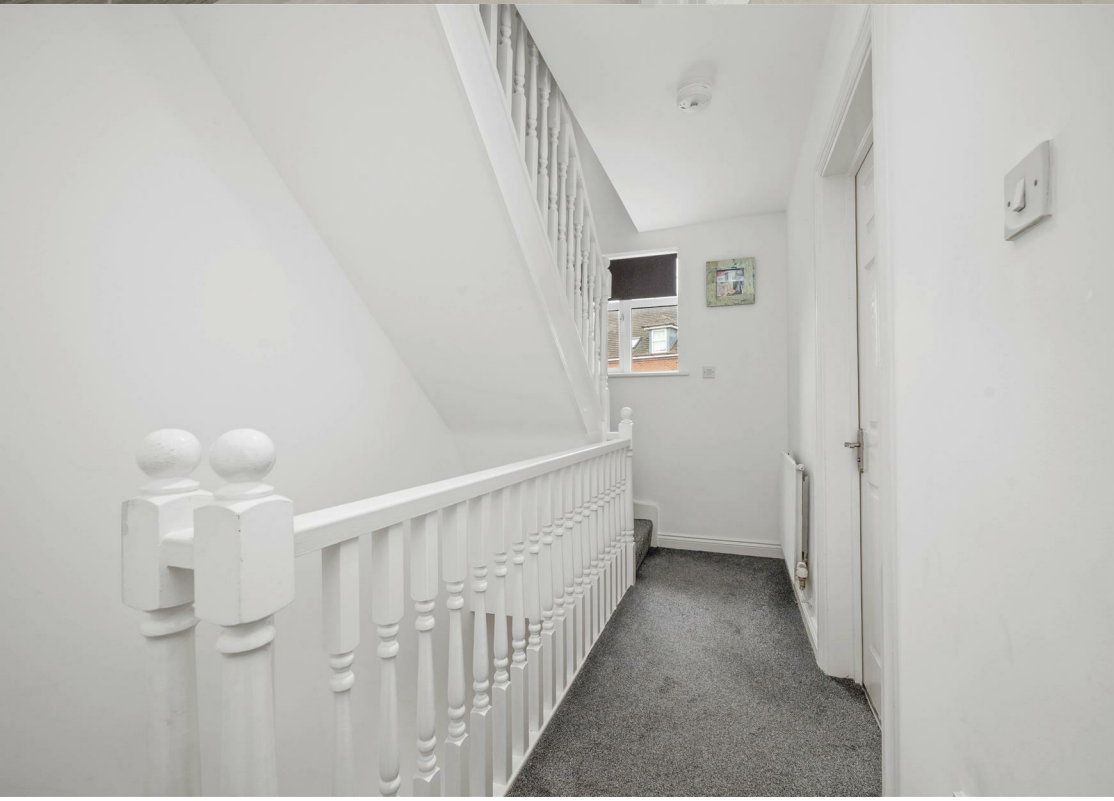
Fixtures and Fittings:

All the items mentioned in the particulars are included in the sale, others if any are specifically excluded.

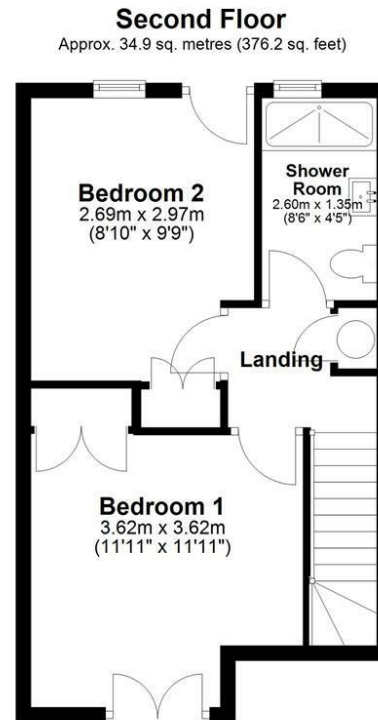
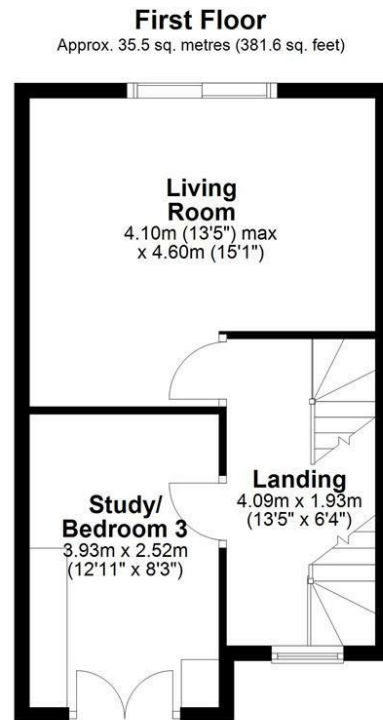
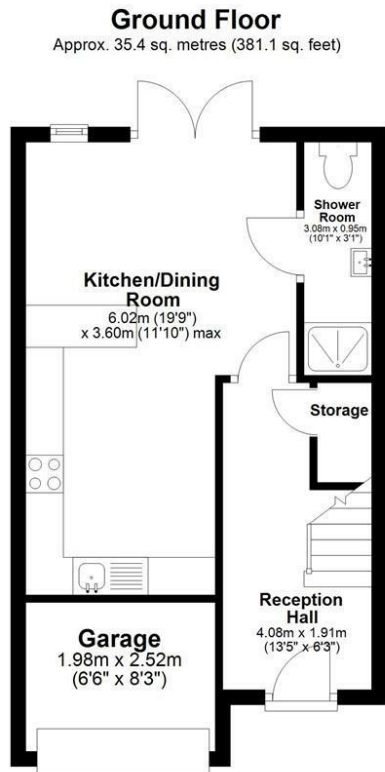
Viewing

Strictly by prior appointment through John Earle on 01789 330 915.

John Earle is a Trading Style of John Earle & Son LLP
Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD
Reg. No. OC326726.







Total area: approx. 105.8 sq. metres (1138.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(9-20) F		
(1-8) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

