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ESTATE AGENTS

14 Clifford Chambers  
Stratford-Upon-Avon, CV37 8HR



## The Property

Tucked away in the very heart of the picturesque village of Clifford Chambers, just moments from Stratford-upon-Avon, this charming period home presents a rare opportunity to acquire a Grade II property that has been lovingly held within the same family for over 50 years.

Brimming with character and offering over 1,500 sq ft of living space, this attached home is now ready for its next chapter. While it would benefit from a programme of updating and modernisation, it provides the perfect canvas to create a truly special family residence tailored to your own taste and lifestyle.

Step through the entrance hall and into a home filled with warmth and potential. The living room features an open hearth fireplace and built-in storage, creating a cosy focal point. A separate dining room offers the ideal space for entertaining, while the breakfast kitchen provides scope for reimagining into a contemporary hub of the home.

A ground floor shower room and WC add further practicality and flexibility.

Upstairs, a central landing leads to three well-proportioned bedrooms. One of these rooms connects to an additional walk-through fourth bedroom, offering exciting versatility. Whether combined to form a luxurious principal suite or separated to create four independent bedrooms, the layout adapts effortlessly to your needs.





The property truly shines outdoors, with a generously sized rear garden—a rare find in such a sought-after village setting. Mainly laid to lawn and complemented by a mature area of trees, it provides both privacy and space for family life, gardening, or entertaining.

In addition, the property benefits from an attached single garage, along with useful stores and a gardener's WC, offering excellent practical storage and workspace solutions.

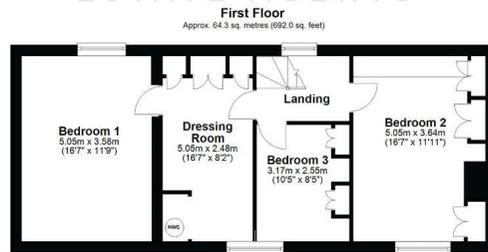
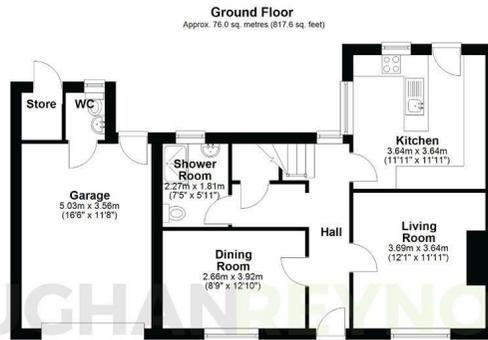
To the rear, a parking area is conveniently accessed via a parallel driveway.

A rare opportunity to create your dream home in one of Warwickshire's most charming villages—early viewing is highly recommended.

#### The Location

Clifford Chambers is one of the most sought-after village locations in the area with a charm all of its own. At the bottom of the village stands the impressive and historic Clifford Manor, this being just one of the many character properties in the village, with old and newer properties complementing each other. Situated just a mile and a half to the south of Stratford upon Avon, it is well placed for easy access to all the major centres of commerce and industry including Solihull, Henley in Arden, Warwick, Leamington Spa, Coventry and Birmingham. The National Exhibition Centre and Birmingham International Airport and Railway Station are all within easy travelling distance.





Total area: approx. 140.2 sq. metres (1509.5 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: Mains water, gas, electricity and drainage.

Local Authority: Stratford, Council Tax Band D

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