



VAUGHANREYNOLDS
ESTATE AGENTS

9 Mayfield Avenue
Stratford Upon Avon, CV37 6XB



The Property

Set along one of the most desirable residential roads in Stratford upon Avon, this handsome Edwardian home combines timeless character with beautifully considered modern living. Just a short stroll from the vibrant town centre, excellent schools and riverside walks, it offers an enviable lifestyle in an exceptional location.

From the very first glance, this home captivates. The classic Edwardian façade, complete with elegant bay windows and a charming fore garden behind a traditional gate, creates a wonderful sense of arrival. Step inside and the feeling continues — a bright, welcoming hallway with soaring ceilings and a staircase set further back than usual enhances the sense of space and grandeur from the outset.

Towards the rear, the home opens into an impressive open-plan kitchen dining space — the true heart of the house. The dining area comfortably accommodates a large family table and enjoys lovely views across the garden. A gentle step down leads into a contemporary kitchen designed with both practicality and flair in mind, featuring a Rangemaster cooker, extensive cabinetry and ample work surfaces. Twin windows and a glazed door bathe the room in light and offer seamless access to the garden — perfect for summer gatherings and indoor-outdoor living.

A newly converted utility room sits just off the kitchen, providing additional storage, a traditional Belfast sink, and plumbing for both washing machine and dryer. A stable door leads directly outside, while a conveniently placed downstairs WC completes the ground floor — ideal for busy family life and visiting guests alike.







Upstairs, the first floor offers three beautifully presented bedrooms. The principal bedroom is particularly impressive, with its charming bay window fitted with a bespoke window seat and hidden storage beneath. High ceilings, picture rails, a walk-in wardrobe and a sleek en suite shower room combine period elegance with modern comfort. The second bedroom is another generous double, currently arranged with twin beds and benefitting from built-in wardrobes and garden views. A well-proportioned third bedroom — complete with a triple wardrobe — offers flexibility as a child's room, nursery or home office. An immaculate family bathroom serves this floor.

The top floor continues to delight. Here, a striking double bedroom with vaulted ceiling, eaves storage and a stylish en suite shower room provides a superb alternative principal suite, private guest accommodation or an ideal teenage retreat. A further versatile room on this level makes an excellent study, playroom or creative space — a valuable addition for modern family living or home working.

Outside, the landscaped rear garden has been thoughtfully designed for both enjoyment and ease of maintenance. Two separate patio areas create inviting spaces for al fresco dining and relaxation, while the artificial lawn ensures year-round greenery without the upkeep. There is also a discreet area for bin and bike storage, along with shared side access leading conveniently to the front of the property.

Beautifully blending period charm with contemporary comfort, this exceptional home offers generous space, character at every turn, and a layout perfectly suited to modern life — all in one of Stratford-upon-Avon's most sought-after addresses. On-street residents' permits are available from Stratford-upon-Avon District Council at £25 per annum per car.





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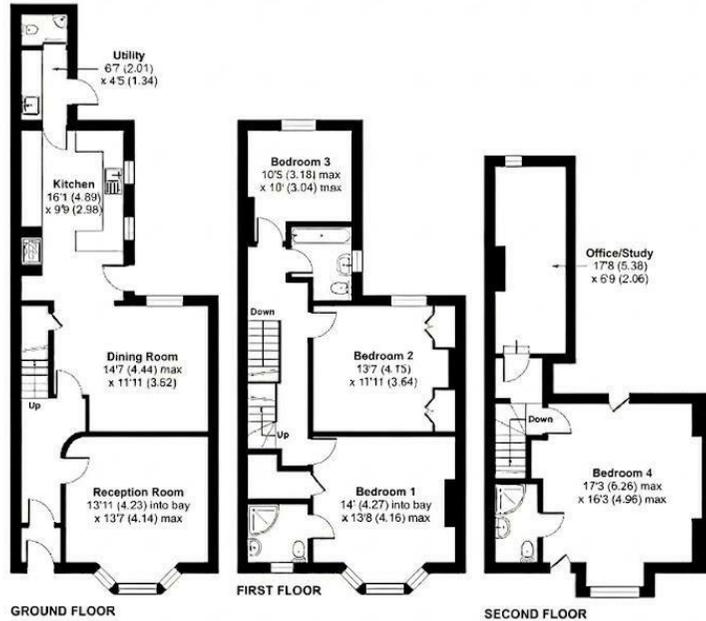


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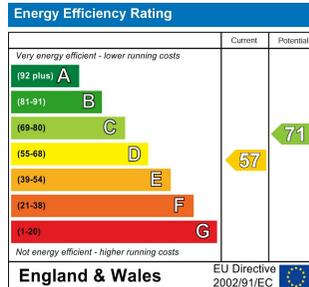


Mayfield Avenue, Stratford-upon-Avon, CV37

Approximate Area = 1764 sq ft / 163.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © ischroom 2020. Produced for Vaughan Reynolds. REF: 1418564.



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 E

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VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk