



Luddington Road,
Stratford-upon-Avon, CV37 9SQ

Jeremy
McGinn & Co

Available at Asking Price £1,500,000



Occupying a magnificent plot extending to over 0.8 of an acre, this individually designed detached residence enjoys an idyllic position with the River Avon meandering along the foot of the garden, offering an extraordinary lifestyle opportunity just moments from the heart of historic Stratford upon Avon.

Set well back from the road behind an exceptionally generous frontage, Waters Reach immediately impresses with extensive driveway parking for numerous vehicles, complemented by a beautifully established raised front garden. A detached double garage and adjoining workshop provide excellent space for vehicles, hobbies and storage, making the property ideally suited to modern family living.

Beautifully maintained and impeccably presented throughout, the home has been thoughtfully designed and extended around modern family life, where generous proportions meet elegant finishes. The undisputed heart of the home is the magnificent open-plan kitchen, dining and family room, a spectacular space perfectly suited to both everyday living and entertaining.

Fitted with an extensive range of bespoke wall and base cabinetry beneath luxurious granite work surfaces, the kitchen is complemented by quality integrated appliances, including an impressive hand crafted Lacanche range cooker. A substantial central island provides the perfect gathering point for family and guests, whilst a fully bespoke walk-in larder with extensive shelving offers exceptional storage and practicality. Underfloor heating ensures year-round comfort, and an abundance of natural light pours in through two sets of bi-fold doors opening onto the rear terrace, together with a full-height glazed frontage incorporating a wide opening door to the front, creating an exceptional sense of space and an effortless connection with the outdoors.



A generously proportioned L-shaped sitting and dining room provides a more formal yet equally inviting reception space, whilst a practical utility room, complete with its own shower room, together with a further ground floor shower room accessed from the main hallway, offer excellent convenience for family life and guests.

The first floor continues to impress, offering six well-proportioned bedrooms designed to accommodate both family living and visiting guests in complete comfort. The principal suite is a luxurious retreat, featuring a striking vaulted ceiling, a Juliette balcony overlooking the gardens, and a beautifully appointed dressing room fitted with an extensive range of bespoke wardrobes and a dressing table. Completing the suite is an elegant en-suite bathroom featuring a walk-in shower, bath, twin wash basins, WC and bidet.

The guest suite is equally distinctive, with its vaulted ceiling, impressive cathedral-style feature window and contemporary en-suite shower room. Four further spacious bedrooms are served by a stylish family bathroom, while a study area on the landing provides an ideal space for home working or study.

The grounds are undoubtedly among the property's greatest assets. Beautifully landscaped and lovingly maintained, they offer an idyllic setting for both relaxation and recreation. A generous paved terrace provides the perfect backdrop for summer entertaining, whilst raised beds, a productive orchard with a wonderful variety of mature fruit trees and vegetable patch, a generous garden shed and dedicated log store create a charming country garden atmosphere.

Children will delight in the treehouse, while the superb timber summerhouse, complete with power, lighting and log burner offers exceptional versatility as a home office, creative studio or peaceful garden retreat throughout the seasons.

Beyond the formal gardens lies the property's most captivating feature. The grounds gently descend to the banks of the River Avon, where a private landing stage and valuable fishing rights provide an enviable waterside lifestyle. Whether launching a paddleboard or canoe, enjoying an evening of fishing, or simply relaxing beside the water, this remarkable setting offers a level of tranquillity that is increasingly difficult to find. A picturesque riverside footpath leads directly into the heart of Stratford-upon-Avon, allowing the town's renowned theatres, restaurants, cafés and boutiques to be enjoyed on foot.







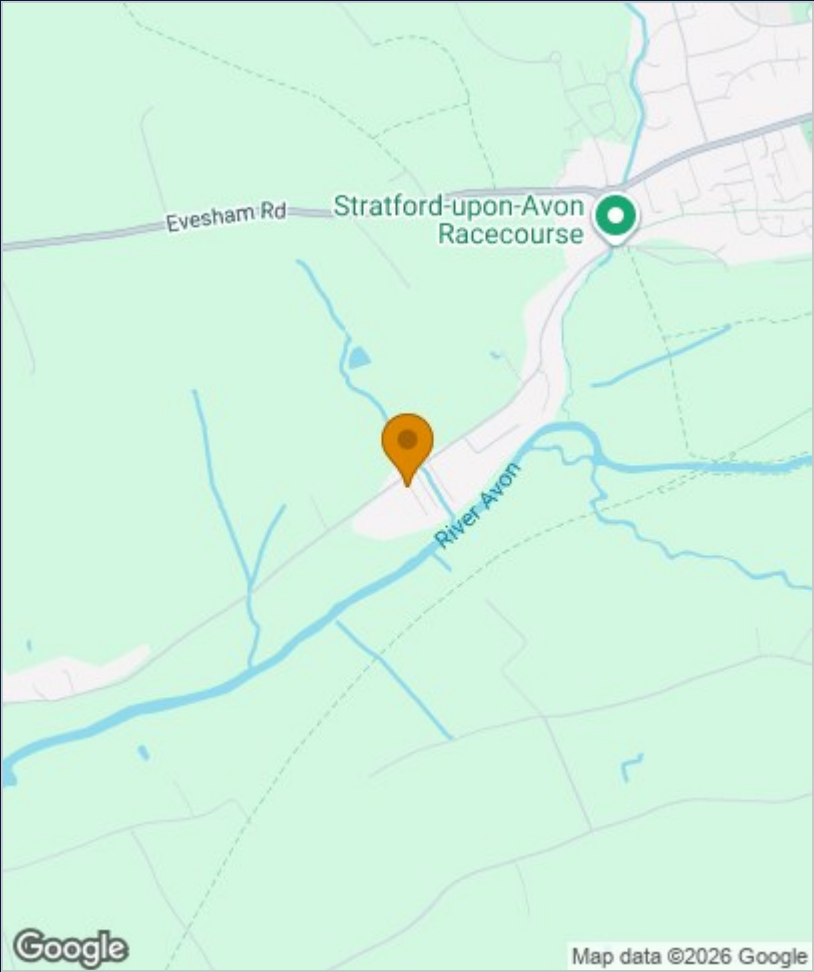
Tax Band: F

Council: Stratford District Council

Tenure: Freehold

Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.





The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	78

