



VAUGHANREYNOLDS
ESTATE AGENTS

110 Loxley Road
Stratford-upon-Avon, CV37 7DS



Property Description

Situated in a highly sought-after and extremely convenient location, this attractive, traditional detached property has been thoughtfully extended to offer additional space and increased versatility.

Enjoying a sunny, due south orientation to rear, the property boasts a beautiful mature garden and requires viewing to be fully appreciated. Set back from the road beyond a generous frontage and electrically operated five bar gate the internal accommodation in brief comprises: Entrance hall with guest WC, stairs rising to the upper floor with useful cloaks storage under and panel doors off.

The two reception rooms are similar in size and offer flexible living spaces. The current owners have utilised the front room with bay window as a formal dining room and the rear room with feature fireplace and doors to the garden as a sitting room. The kitchen has been extended and now offers additional storage, accompanied by a number of integrated appliances and space for a breakfast table and chairs. There is personnel door to the garage and further door to a useful utility which leads to the garden.



To the first floor, a central landing with window to side and loft access, leads to each of the four bedrooms and family bathroom. There are two double rooms and two single with one currently being used as a home library and relaxed study space.





Externally, the property enjoys a generous, south-facing garden to rear that is filled with a variety of mature flowering shrubs, trees and plants throughout. Shaped lawns abut well stocked borders, and a paved patio provides the perfect spot to enjoy alfresco dining. There is also a second personnel door to the rear of the garage, which has a roller shutter door to front. This is the primary access from the front of the property to rear. The gravel driveway provides ample secure parking.

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, racecourse, 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.





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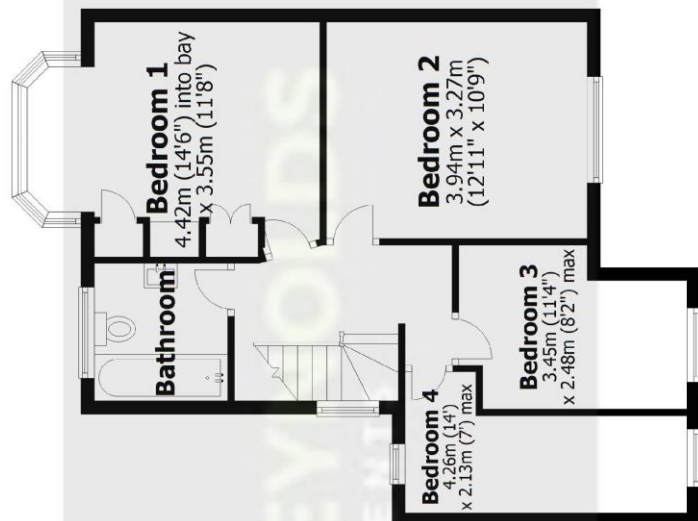
Ground Floor

Approx. 69.3 sq. metres (746.3 sq. feet)



First Floor

Approx. 54,8 sq. metres (589,4 sq. feet)



Total area: approx. 124,1 sq. metres (1335,7 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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-upon-Avon District Council. Tax Band F.

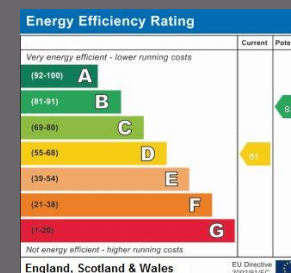
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