



VAUGHANREYNOLDS
ESTATE AGENTS

Coachmans Cottage, 28 St Gregorys Road
Stratford-upon-Avon, CV37 6UH



Property Description

Situated in a private back water setting, off an established tree lined road just moments from the centre of town, this attractive, period detached property was a former coach house that now provides a well-designed and highly versatile home. It is an ideal opportunity for a buyer wishing to enjoy a turn-key property with a low maintenance garden and countless amenities and attractions at hand.

Set back from the road, beyond a long block paved driveway, you enter the courtyard which provides ample parking. As you walk into the property, you are greeted by a welcoming reception hall with stairs rising to the upper floor, understairs storage and tiled floor throughout. The lounge is an impressive room, boasting lots of space and dual aspect windows and French doors to outside. There is wood flooring throughout and a feature fireplace with inset log burner on a Welsh slate hearth, making a superb focal point.



The dining room is an equally impressive space, has Amtico flooring throughout and a semi open plan aspect to the kitchen. Combined, these two rooms provide the perfect space to prepare meals and host guests, in a practical and social environment. The kitchen itself has ample storage, an integrated oven, hob, extractor, fridge freezer and dishwasher and is further enhanced by a vaulted ceiling and roof light.

From here, you access a large utility / boot room.





The sitting room is also a highly versatile space and has a bank of fitted shelving, window to front and large storage room and en-suite shower room off. This could serve as a ground floor bedroom or work from home space.

To the first floor, a galleried landing provides access to three bedrooms and the principal bathroom, complete with bath and separate shower. The main bedroom also enjoys a built-in wardrobe and large en-suite bathroom.

Externally, the property benefits from a large, block paved terrace, located adjacent to the house. Access is via a flight of steps, rising to the terrace itself, which has views towards the Warwick Road, with a sunny south/south-east orientation.

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.





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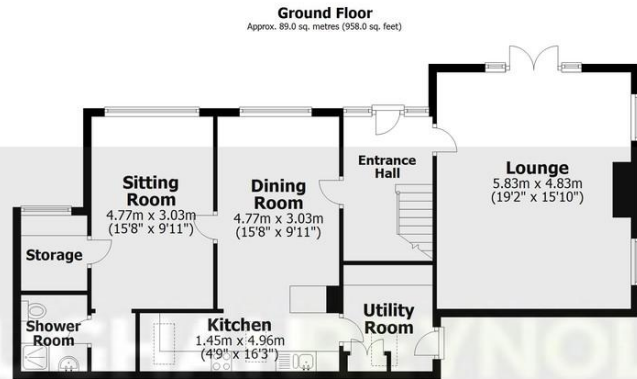


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Total area: approx. 158.3 sq. metres (1703.7 sq. feet)

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. Council Tax Band E.

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