



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Luddington, Stratford-upon-Avon, CV37 9SD





Avon View occupies a prominent position in the heart of Luddington, a delightful riverside village located on the outskirts of Stratford-upon-Avon. This traditional, detached property has been thoughtfully modernised and extended by the current owners, to offer a wealth of light filled accommodation, designed to make the most of the uninterrupted views to rear over the open countryside, the River Avon and Greenway.

Set back from the road, beyond a generous frontage providing ample parking, the internal accommodation in brief comprises; Inviting entrance hall with window to front, stairs leading to the upper floor and panelled doors off. The lounge is a generous size, enjoys a bay window to front, feature fire place with oak mantle over an inset log burner, and internal French doors through to an impressive, open-plan family dining kitchen. This room is filled with natural light through an expanse of glazing to rear and roof lantern and provides the perfect space to host guests and entertain. There is ample space for both dining and relaxed seating and the kitchen itself is well-equipped with a comprehensive bank of storage, complemented by contrasting quartz worksurfaces over, integrated dishwasher and space for a range cooker and American style fridge freezer. A separate utility room provides further storage and access to a WC & Cloaks, and a separate, large storage area and lean-to runs the whole length of the house. A useful study / additional sitting room then completes the ground floor accommodation.

To the first floor, a central landing with storage cupboard, provides access to each of the three, good sized bedrooms and large family bathroom, complete with bath and separate shower enclosure. The main bedroom is a signature space and enjoys an en-suite shower room and walk out balcony, affording space for a bistro table and chairs and boasting elevated panoramic views to rear.

Externally, there is a generous mature garden to rear - approx 0.12 acres in all - laid mainly to lawn with mature planted borders and a number of raised beds. A large paved terrace provides an extension to the living space, ideal for alfresco dining. There is a timber shed and a secondary access to the utility / boot room.

#### 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, race course, 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. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.











## 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, electric and drainage are understood to be connected to the property. Heating is LPG fired.

Local Authority: Stratford-upon-Avon District Council. Tax Band E.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on 01789 292659 to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey. A & S Financial Services offer a comprehensive mortgage service, giving excellent advice 7 days a week. Please call Andy Davis on 01527 542260 or mobile 07980 800429 or by e-mail [asfinser@aol.com](mailto:asfinser@aol.com).

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.





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0.00 acre(s)

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Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, electricity and drainage are understood to be connected to the property. Central heating is oil fired.

Local Authority: Cotswold District Council. Council Tax Band G.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is

not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. To complete our quality service, John Shepherd & Vaughan is pleased to offer the following:-

Free Valuation: Please contact the office on **01789 292659** to make an appointment.

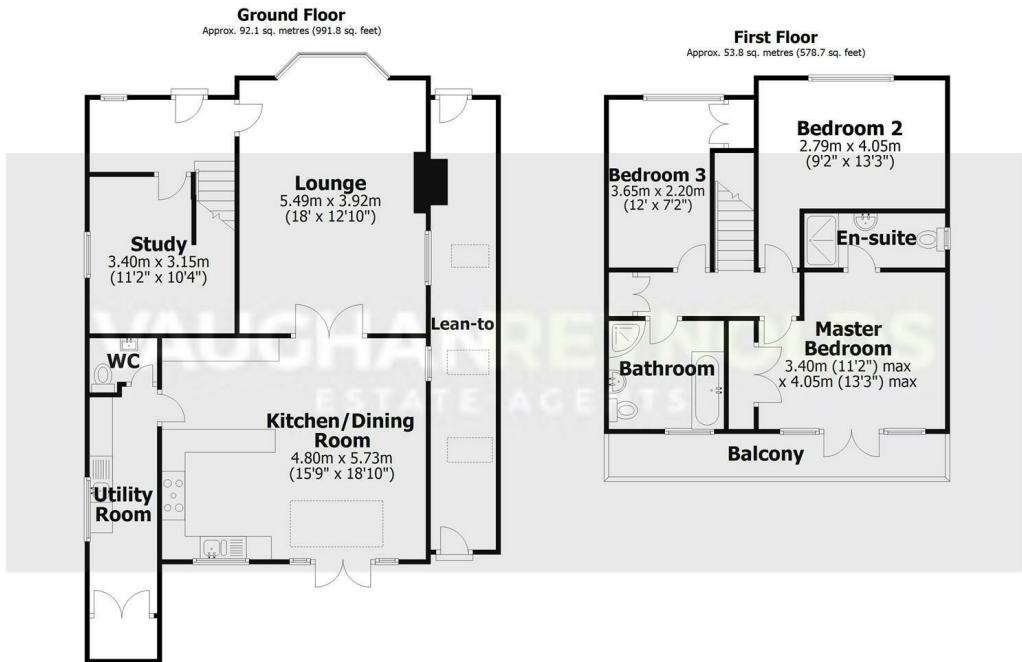
Professional Survey Department: We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice please contact us on **01789 292659**.

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to [www.vaughanreynolds.co.uk](http://www.vaughanreynolds.co.uk).

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10 Union Street, Stratford-Upon-Avon, Warwickshire, CV37 6QT  
T: 01789 292659 E: [info@vaughanreynolds.co.uk](mailto:info@vaughanreynolds.co.uk) [vaughanreynolds.co.uk](http://vaughanreynolds.co.uk)



Total area: approx. 145.9 sq. metres (1570.5 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.

