



VAUGHANREYNOLDS
ESTATE AGENTS

16 Guild Street
Stratford-upon-Avon, CV37 6RE



Property Description

No. 16 is ideally located in an extremely popular, convenient part of town, just a short stroll from the many shops, restaurants and other attractions on offer. Forming part of a signature listed building, this particular property enjoys spacious and versatile accommodation over four storeys (including cellar),

The beautifully presented accommodation requires internal viewing to be fully appreciated and in brief comprises: Inviting entrance hall accessed via the original front door. Stairs rising to the upper floor and period, panelled doors leading off to the ground floor rooms.

The sitting room is located to the front of the building and enjoys a bay window with secondary glazing, wood flooring throughout and an attractive feature fireplace. The dining kitchen is well equipped with an array of fitted storage and is complemented by contrasting granite worksurfaces over and a number of integrated appliances. There is ample space for a dining table and chairs, access to the cellar and also to the rear courtyard garden, a great space to enjoy in the summer months.

To the first floor there is an impressive luxury bathroom offering a contemporary white suite to include a freestanding double ended bath, large walk in shower, low level WC, wash hand basin and feature lighting. There is also a heated towel rail and window to rear.







The master bedroom is a great size and benefits from two secondary glazed windows to front and a feature period fireplace. An elegant staircase (with under storage) then leads to the second floor, where there are two further bedrooms fitted with secondary glazing, and a second bathroom which is also fitted with a contemporary Porcelanosa suite comprising panel bath, separate shower, low level WC and pedestal wash hand basin. In addition to the rear courtyard, there is also a pleasant fore garden with seating area and mature planting.

N.B. Parking permits are obtainable via Warwickshire County Council allowing eligible residents to park 24/7 on the surrounding roads. The cost is approximately £25 per annum, per permit.

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.





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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, Council Tax Band F

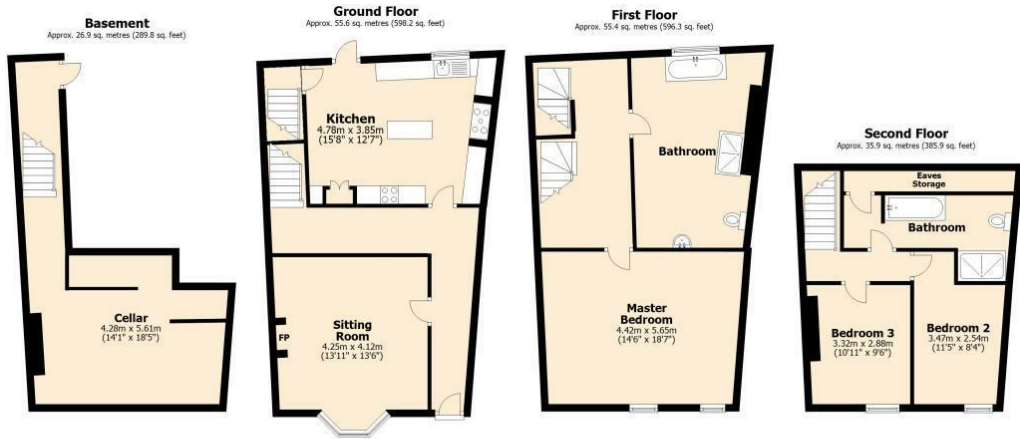
In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This 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, 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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Total area: approx. 173.8 sq. metres (1870.3 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.

