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ESTATE AGENTS

26 Shakespeare Street
Stratford-Upon-Avon, CV37 6RN



The Property

Behind the understated Edwardian façade of this elegant semi-detached residence lies a home of remarkable light, balance, and design integrity. Recently refurbished throughout, 26 Shakespeare Street has been thoughtfully redesigned to create a calming yet inspiring interior, perfectly suited to the discerning buyer seeking a permanent residence, a refined second home, or a high-quality event or buy-to-let investment in the very heart of Stratford-upon-Avon.

The property enjoys a highly desirable and convenient position, just a short walk from the town's renowned amenities, including independent boutiques, cafés, restaurants, cultural attractions and the River Avon, allowing residents to enjoy all that this historic market town has to offer without the need for a car.

The front elevation offers only a hint of what awaits within. Step inside and you are welcomed into a beautifully composed reception room where period charm meets contemporary sophistication. A feature fireplace anchors the space, complemented by bespoke fitted storage and herringbone-laid flooring that flows seamlessly throughout the ground floor, setting a tone of quiet luxury.

The newly fitted kitchen is both stylish and practical, appointed with a sleek bank of contemporary units, contrasting slimline work surfaces, and a full suite of integrated appliances. Designed for modern living and entertaining, it blends form and function effortlessly.

Beyond, a delightful dining area enjoys direct access to the garden, creating a natural connection between indoors and out. This versatile space could equally serve as an overflow living area, relaxed entertaining zone, or formal dining room, depending on lifestyle needs.

To the first floor, the sense of calm continues with two well-proportioned and tastefully presented bedrooms, one with fitted wardrobes. A modern shower room completes the accommodation, featuring an oversized shower, elegant vanity unit with wash basin, and a low-level WC — all finished to a high contemporary standard.

Outside, the thoughtfully landscaped rear garden has been designed with low maintenance and enjoyment in mind. Raised sleeper retainers frame planted beds, while a raised flagstone terrace provides an ideal setting for alfresco dining, morning coffee, or evening entertaining.





On-street parking is available, with residents' and guest permits obtainable via Warwick District Council at a cost of £25 per permit per annum.

A beautifully balanced home where period character and modern refinement coexist, perfectly positioned within walking distance of Stratford-upon-Avon's vibrant town centre — 26 Shakespeare Street represents an exceptional opportunity in one of the area's most desirable residential locations.

The 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.





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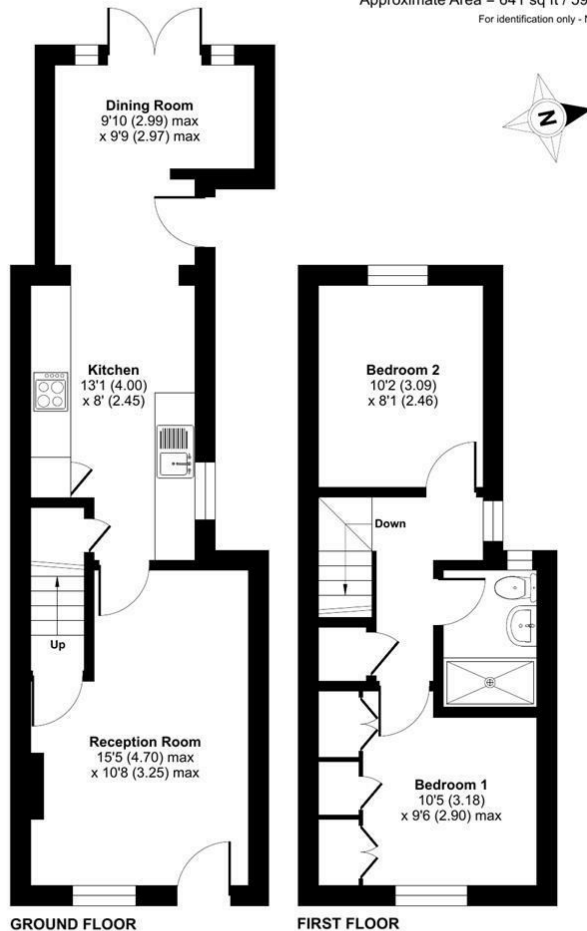


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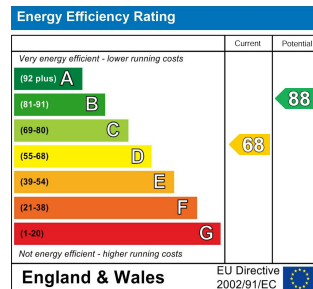


Shakespeare Street, Stratford-upon-Avon, CV37

Approximate Area = 641 sq ft / 59.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2026. Produced for Vaughan Reynolds. REF: 1402870



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, Council Tax Band C

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.

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