



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Banbury Road  
Stratford-upon-Avon, CV37 7HT





This luxurious ground floor apartment forms part of a bespoke new development of five homes, in a private gated setting. Each apartment has the benefit of some form of outside space, but this particular unit has a generous private garden, which is a rare find. The interior has been finished to an exceptional standard, including a stylish well equipped kitchen which affords the opportunity for the successful new owner to take occupancy immediately.

Naunton Lodge is a unique development of five luxury apartments, built and designed to offer a contemporary lifestyle with generous open plan spaces, seamless ergonomics and private outside spaces for improved wellbeing. Nestled within a mature, leafy setting, this bespoke development has an incredibly established feel for a new building and enjoys an excellent level of privacy due to the treelined boundaries and pillared gated frontage.

The contrasting materials used on the exterior allow this striking building to sit comfortably next to the mixed architecture of the neighbouring homes, and the expanse of glazing to each elevation reflects light and the moving greenery that surrounds the development.

On approach, you enter through remotely operated electric gates to a block paved courtyard parking area with bike stores and soft lighting. Each of the properties has the benefit of a single carport with electric charging point, and the penthouse has a double carport. In addition, there is also allocated parking for each of the apartments and guests.

A great level of thought has been given to the interior layout and finish, and the core design principal is based on a relaxed flow of accommodation and simple, high quality fittings. When entering the reception lobby, you are greeted by a generous open space, filled with natural light through an expanse of glazing to front and a bespoke staircase leading to the upper floor. Feature lighting and tiled flooring continues throughout and a central lift with flush threshold provides easy access to the upper floors.

Ideally located towards the outskirts of Stratford-upon-Avon town centre, the development enjoys easy access to the countless amenities at hand, and on to the delightful Warwickshire countryside and beautiful Cotswolds beyond.

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts approximately 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 national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include several golf courses, leisure centre with swimming pool, popular race course, and 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.









## SPECIFICATION

### KITCHEN & UTILITY

- Hand Made Kitchen (Choice of door fronts and colours available)
- Sleek Granite Quartz worktops (Choice of colours available)
- Branded Neff/Bosch appliances to include double oven/ microwave oven/ dishwasher/ full height fridge and freezer/ extractor / Dishwasher
- Undermounted sinks
- Brushed chrome mixer tap

### BATHROOMS & TILING

- All bathrooms have full porcelain wall and floor tiling
- Contemporary white Duravit bathroom fittings with Bahauss vanity units
- Crosswater Thermostatic Showers with Simpson Shower Screens.

### INTERNAL JOINERY

- Oak veneered doors with satin chrome ironmongery
- Softwood painted skirting's and architraves.
- Fitted wardrobes to master bedroom

### FLOOR FINISHES

- Ceramic/ porcelain tile to bathrooms
- Kitchen/Family/Dining, Reception Hallway to be engineered Oak Flooring
- Bedrooms to be carpeted, choice of colours available

### ELECTRICAL

- All switch plates and sockets are Hamilton brushed chrome
- Multi zoned downlighters fitted throughout
- External satin chrome lighting fitted on night and day sensor
- Security alarm system with entrance keypad and keyless fob entry
- Voice intercom with individual entry phones within each apartment to open security gates
- Cat 5 cabling
- Communal Satellite
- RTI Home automation system – Penthouse Only
- Power supply for vehicle charging points in carport

### HEATING & PLUMBING

- Gas fired mains central heating with pressurised cylinder Viessmann boilers
- Heated Towel rails to bathroom/ en suites with electrical dual control
- Multi Zone control to underfloor heating throughout

• 10 Year NHBC Warranty

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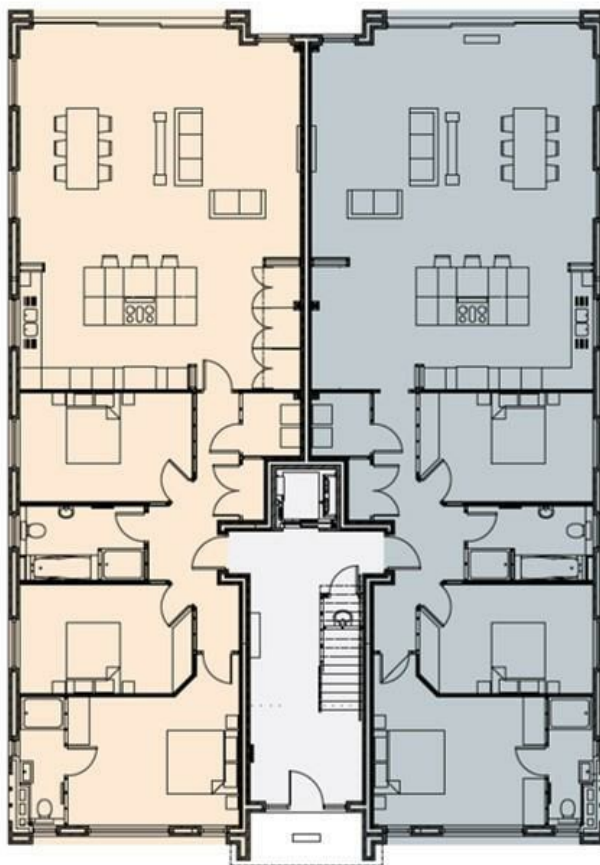


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0.00 acre(s)





## GROUND FLOOR APARTMENTS

**1,637 SQF**

**Living & Kitchen**  
7.65m x 9.46m

**Utility & Laundry room**

**Bedroom One**  
4.43m x 4.74m

**En suite shower room**

**Bedroom Two**  
4.44m x 3.02m

**Bedroom Three/Study**  
4.44m x 3.02m

**Bathroom**  
3.42m x 2.14m

**Single Car port**  
5.5m x 2.88m

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## 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, 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).

John Shepherd Vaughan, 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 John Shepherd Vaughan nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

**VAUGHANREYNOLDS**  
ESTATE AGENTS

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)