



VAUGHANREYNOLDS
ESTATE AGENTS

125 Loxley Road
Stratford-upon-Avon, CV37 7DS



Property Description

Originally constructed in the early 90's by a reputable, local independent builder, this individual detached home boasts well-designed accommodation, which has been exceptionally well maintained by the current owners during their term of ownership.

Occupying a prominent position in a sought after residential location just south of the river, the property also benefits from having Stratford-upon-Avon golf course to rear, providing an appealing, open leafy backdrop to its established setting.

Viewing is strongly recommended to appreciate the setting and scale of accommodation, which in brief comprises; Entrance hall with stairs rising to the upper floor, cloaks cupboard, WC and personnel door to garage. The dining room is located to the front of the property, has a bay window, ample space for a large table and chairs, and a Sliltz lift pod afford easy access to the upper floor for one (this can be removed). The sitting room is a great size and is located to rear, enjoying views and access to the gardens via an expanse of sliding glazing. There is also a feature fire surround with inset living flame gas fire, providing a pleasant focal point.

The breakfast kitchen is well equipped with a bank of fitted storage, complemented by contrasting worksurfaces over and integrated appliances to include an oven, microwave oven, 4 ring gas hob, fridge, freezer and dishwasher. There is ample space for a breakfast table and chairs and access to a generous conservatory and useful utility room.

To the first floor, a central landing with airing cupboard and loft access, leads off to each of the four double bedrooms and a spacious principal bathroom, complete with bath, WC, wash hand basin, bidet and separate shower enclosure. The master bedroom notably boasts an en-suite shower room and a bank of fitted wardrobes, as well as the lift exit point. Bedroom two also enjoys fitted wardrobes and an en-suite shower room.

Externally, the property sits well within its established plot, with a generous garden to rear, filled with an array of shrubs, trees and plants, raised beds, shaped lawns and a terrace patio that's ideal for alfresco dining. There is a garden shed to the rear of the garden and gate leading out onto the golf course. To the front of the property, a block paved driveway provides ample parking and is accessed through two brick pillars and a mature planted front boundary which provides a level of privacy. There is also an oversize garage with electrically operated up and over door to front, light, power and personnel door to the inside.

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: All mains services are understood to be connected to the property.

Local Authority: Stratford-upon-Avon District 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, 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.

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.



3



4



3



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 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 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, 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 or go to **www.vaughanreynolds.co.uk**.

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.

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk

