



The Fold, Payton Street,
Stratford-upon-Avon, CV37 6NJ

Available at
Offers Over £475,000



Elegant Georgian Apartment with Private Terrace in Central Stratford-upon-Avon

A rare opportunity to acquire an elegant and generously proportioned Georgian apartment in the heart of Stratford-upon-Avon, offering refined lateral living, private outdoor space, and exceptionally versatile additional accommodation.

Forming part of a Grade II listed building, this impressive home blends period character with modern practicality, all within a short, level walk of the town centre, river, theatre and cafés—perfect for those seeking a stylish, low-maintenance lifestyle in a prime central setting.

The principal reception room is a standout feature: a beautifully proportioned, south-facing space with high ceilings and striking arched windows that flood the room with natural light. The result is an immediate sense of volume, calm and understated period elegance—ideal for both relaxed day-to-day living and entertaining.

The kitchen is well appointed and thoughtfully arranged, complementing the natural flow of the apartment.

There are two generous double bedrooms, including a principal suite with en-suite bathroom, providing comfort and privacy for both owners and their guests. A further bathroom and guest cloakroom add to the overall practicality.

A particular strength of the property is the substantial converted lower ground floor, offering highly adaptable space that can be tailored to individual needs—whether as a home office, media room, occasional guest accommodation, studio or dedicated hobby space. This flexibility is increasingly sought after and adds a valuable extra dimension to the apartment.

Externally, private terraces provide welcome outdoor areas for seating and planting—ideal for quiet enjoyment or morning coffee.

Further benefits include allocated parking, a long lease, no onward chain, and the convenience of secure, lock-up-and-leave living.

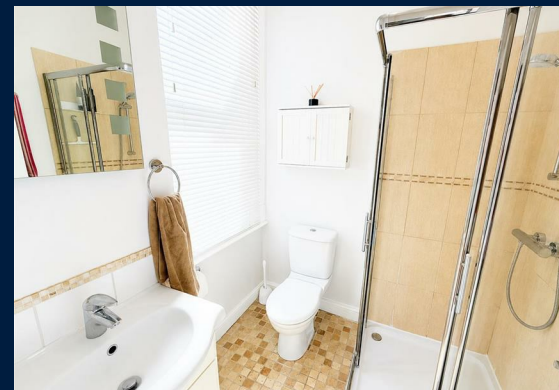




Tax Band: E

Council: Stratford on Avon DC

Tenure: Leasehold



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This is a superb choice for downsizers or those seeking an elegant and manageable home in one of Stratford's most desirable locations—combining character, light and flexibility in a highly walkable setting.

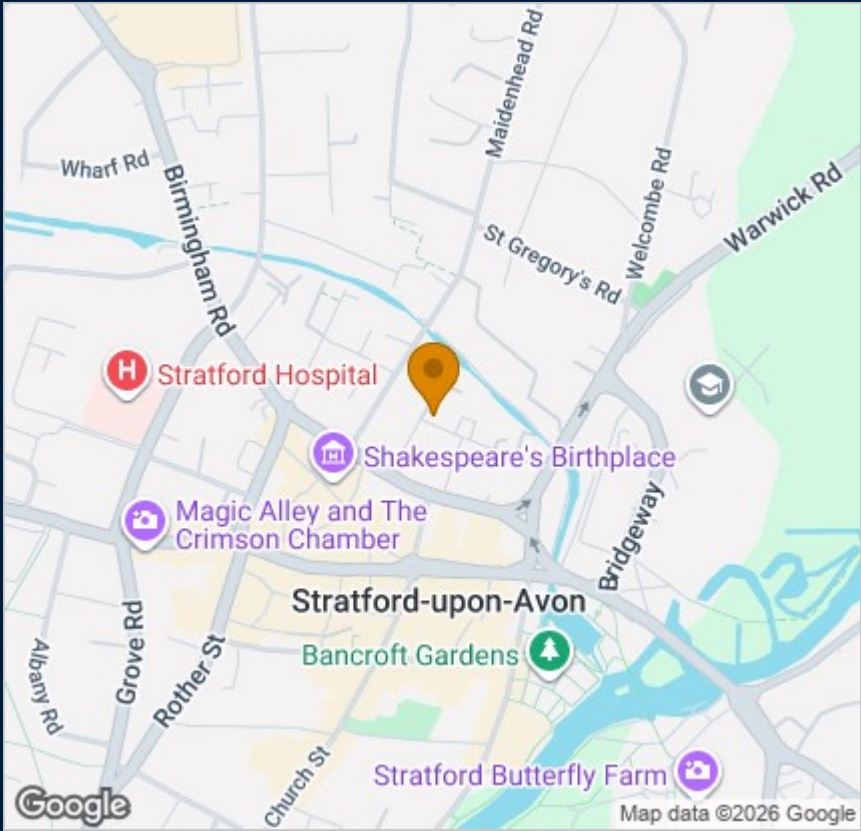


Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.

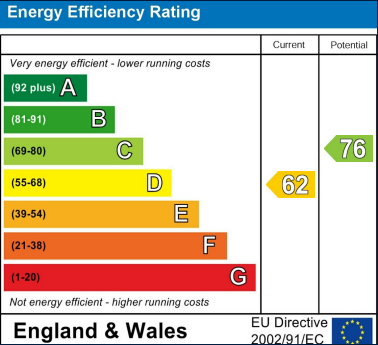
Floor Plan



Map



Energy Performance



Jeremy McGinn & Co

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Please note that this fee is non-refundable under any circumstances.

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