





# FOR STARTERS



OFFERS IN EXCESS OF  
£625,000

## MAIN COURSE

Positioned within an exclusive, architect-designed development of just eleven homes, is a beautifully appointed three-storey end-of-terrace townhouse offering the very best in modern living – set just a short stroll from the historic and cultural heart of Stratford-upon-Avon.

This striking, contemporary home offers a rare combination of generous living space, premium finishes, and superb location, making it ideal for discerning buyers seeking comfort, style, and convenience. Whether you're a professional couple, growing family, or looking for a secure lock-up-and-leave within easy reach of the town, this property delivers, and is currently being offered with NO CHAIN.

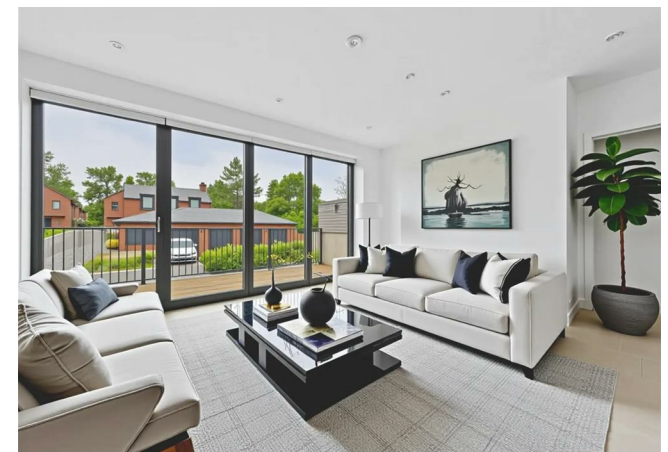
The rear of the home is accessed via a secure, private gated entrance leading into a well-kept parking area and landscaped communal gardens. The front door opens into a bright and spacious entrance hall, finished with high-quality flooring and fitted with under-stair storage and a stylish downstairs WC.

Immediately off the hallway is a stunning open-plan kitchen and dining area, flooded with natural light through a large picture window at the front of the property. This space feels particularly generous thanks to the impressive ceiling heights, which enhance the feeling of openness and volume throughout the home. The kitchen is fully fitted with Siematic units, premium Porcelanosa tiling, quooker tap, and integrated Siemens appliances including oven, hob, fridge/freezer, and dishwasher. It's both highly functional and beautifully finished.

To the rear of the property is a spacious separate living room, featuring floor-to-ceiling aluminium sliding doors that lead directly out onto a private west-facing terrace. Perfectly positioned to catch the evening sun, this outdoor space is ideal for entertaining, relaxing, or enjoying sunset dining with friends and family.

Upstairs, the first floor landing offers access to two generous double bedrooms, both boasting stylishly designed en suite shower rooms, complete with Porcelanosa tiling, sleek fittings, and luxury finishes. These rooms are flooded with natural light, and the proportions - enhanced again by the high ceilings, give a wonderful feeling of comfort and space. Each bedroom provides plenty of room for freestanding furniture and makes for flexible accommodation, ideal for family members, guests, or as home offices or dressing rooms.

Occupying the entire top floor is one of the luxurious principal bedroom suites, offering privacy, elegance, and a real sense of retreat. This expansive space is ideal for those wanting a peaceful sanctuary within the home. The highlight is the impressive en suite bathroom, complete with a freestanding bathtub, walk-in rainfall shower, high-end tiling, and elegant vanity unit.





The property enjoys access to landscaped communal gardens, offering a tranquil green setting within a secure development. The private parking area, accessed via electronic gates from Shipston Road, ensures peace of mind and convenience, while rear secured pedestrian access leads directly onto The Tramway, a scenic footpath that connects the development with the Recreation Ground and onward across the Avon footbridge into Bancroft Gardens and the town centre.

You are just a few minutes' walk from Stratford's renowned restaurants, cafés, independent shops, river walks, and the world-famous Royal Shakespeare Theatre. The railway station and excellent road links also provide easy access to Birmingham, the Cotswolds, and London via motorway and rail.

**Estate Charges:**  
The property is subject to an estate management charge payable to a third-party management company. The current charge is approximately £700 every 6 months. Please note that this charge may be reviewed and varied by the management company in accordance with the terms of the estate management agreement. This should be verified by the purchaser with their conveyancer prior to exchange of contracts. Further details are available on request.

# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - F



EPC  
Band -



West Facing Communal  
Gardens



Mains Gas, Electric,  
Water & Drainage

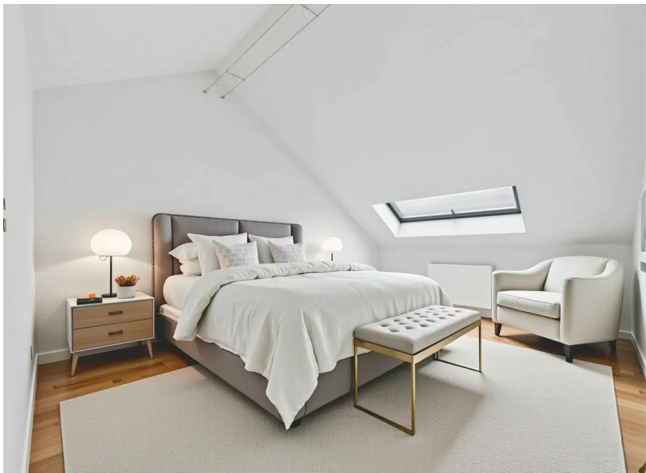


Heating System  
Gas



Bridgetown Primary  
School

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APPROXIMATE GROSS INTERNAL FLOOR AREA:  
146.2 sq m (1,574 sq ft)

Shipston Road  
Stratford upon Avon

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

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