



2 Old Town, Stratford-upon-Avon, CV37 6BG





A supremely elegant and scarcely available Grade II listed Georgian town house of quality and substance. The property has the considerable benefit of parking for at least six vehicles and a detached double garage with access at the rear. Typically of classic proportions, this desirable residence, retains the majority of the original features and Georgian era splendour in fireplaces, exposed floorboards including elm, flagstones, sash windows, deep skirtings, cornices and mouldings. Extending to 3,669 sq.ft. plus garage of 339 sq.ft., over three floors, the property also has the benefit of a cellar and extensive and beautiful, south facing private landscaped gardens. Located in the heart of Old Town and a short stroll to the River Avon, Royal Shakespeare Theatre and Holy Trinity Church.

- Elegant Georgian town house, circa 1759/60
- Retaining beautiful period features
- A scarce opportunity to include extensive parking
- Detached double garage
- 3,669 sq.ft. plus garage of 339 sq.ft., over three floors plus cellar
- Walled south facing private gardens



£2,250,000





ACCOMMODATION

Front door opening to

ENTRANCE HALL

attractive fireplace with inset grate and hearth. Off to

SUPERB DINING ROOM

with fireplace, inset grate, deep moulded cornices, column radiators, skirtings.

INNER HALLWAY

with flagstone floor, superb staircase. Under stairs cupboard.

CLOAKROOM

OFFICE

with fireplace, shelved cupboards to either side.

EXCELLENT PANTRY

FAMILY KITCHEN/BREAKFAST ROOM

with stone floor, four oven, Aga incorporating two ring halogen hob. Large central island unit with sink and drainer. The 1850s dresser/china cupboard is included in the sale. Integrated fridge, ample space for breakfast/dining table and chairs, French doors to rear terrace and garden.

SITTING ROOM

UTILITY ROOM

door out to gated side access.

FIRST FLOOR LANDING

off to

IMPRESSIVE DRAWING ROOM

with view over the rear garden, wood burning stove.

BUTLER'S PANTRY





PRINCIPAL BEDROOM

with fireplace, wardrobes.

EN SUITE BATH AND SHOWER ROOM

FURTHER DOUBLE BEDROOM

SEPARATE SHOWER ROOM

SECOND FLOOR

TWO FURTHER DOUBLE BEDROOMS

BATHROOM

SPACIOUS EAVES STORAGE

OUTSIDE

The south facing walled landscaped gardens enjoy a good level of privacy. A paved terrace immediately adjoins the rear with a pergola and various sitting areas, accessed from the inner hall, kitchen and sitting room. Paved walkway with deep planted beds, second pergola providing further sitting area. Gated access to the extensive gravelled parking area and beyond. Sliding remote electric gate providing access off Bull Street with a video entry phone. Located in the grounds is a

DETACHED DOUBLE GARAGE

with a pair of double doors, plenty of eaves storage, power and light, gable window.

BRICK OUTHOUSE



GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts. Please note there is a flying freehold.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: The property is exempt from Council Tax.

VIEWING: By Prior Appointment with the selling agent.





2 Old Town, Stratford-upon-Avon

Approximate Gross Internal Area
 Lower Ground Floor = 17.21 sq m / 185 sq ft
 Ground Floor = 133.35 sq m / 1435 sq ft
 First Floor = 109.71 sq m / 1181 sq ft
 Second Floor = 80.68 sq m / 868 sq ft
 Garage = 31.46 sq m / 339 sq ft
 Total Area = 372.41 sq m / 4008 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



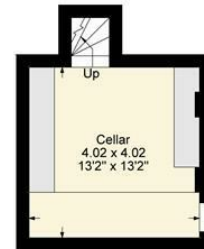
Ground Floor



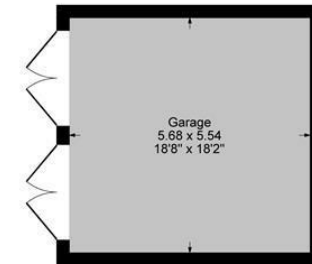
First Floor



Second Floor



Lower Ground Floor

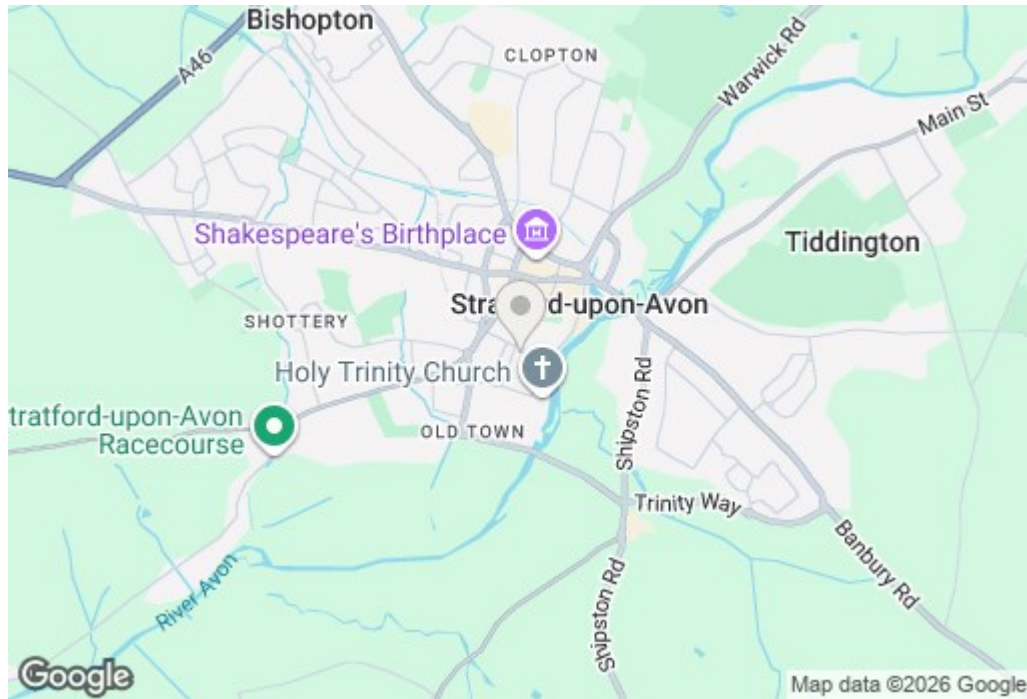


Garage



Denotes restricted head height





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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