

Peter Clarke



67 Shipston Road, Stratford-upon-Avon, CV37 7LW





A stunning four-bedroom, four-bathroom family home on a large plot within opportunities to extend or develop further (STPP). Within walking distance of the town centre this beautiful home features three reception rooms, plus a large open plan kitchen dining room and a spectacular garden with outdoor kitchen and fireplace providing the perfect setting to entertain and enjoy al fresco dining.

- Exceptional period town house with a very close walk to the town centre
- Beautifully upgraded and presented accommodation with many period features
- Impressive ground floor accommodation with high ceilings
- Two reception rooms with wood burning stoves
- Large kitchen/family room, utility and further reception room
- Four luxury double bedrooms, all with en suite facilities
- Large secure gated driveway for many vehicles, garage and gym
- Garden designed by Tom Wolstenholme, being south facing with various seating areas, outside fire and superb covered outside kitchen with oven



Guide Price £1,150,000



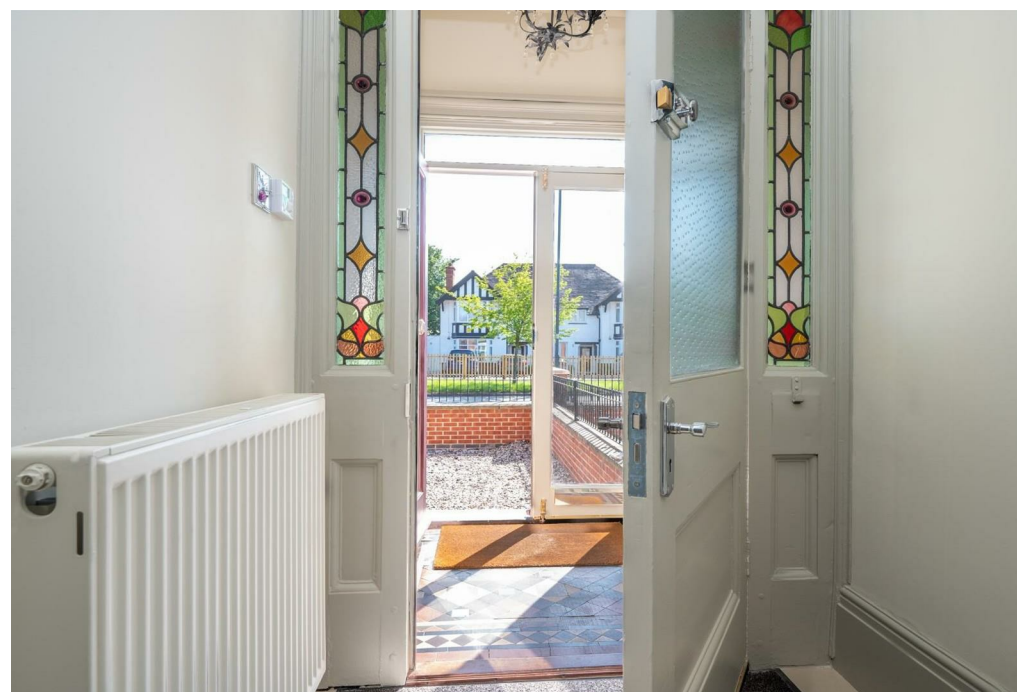


## LOCATION

The enchanting town of Stratford-upon-Avon is a popular tourist destination owing to its status as birthplace of the playwright and poet William Shakespeare with visitors from all over the world. The Royal Shakespeare Company resides in Stratford's Royal Shakespeare Theatre, one of Britain's most important cultural venues.

The town itself has many buildings that have survived over the years and would have been familiar to Shakespeare. It also offers a thriving community offering a wide variety of leisure, dining and shopping experiences. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon.

Stratford-upon-Avon and Stratford-upon-Avon Parkway train stations offer direct services to London, Birmingham, Warwick, Warwick Parkway and Leamington Spa. There is also a coach station. Warwick Parkway, Leamington Spa, Honeybourne and Banbury also offer direct rail services to London and Birmingham. The central position of Stratford-upon-Avon makes it an ideal location for commuting to the entire country with easy access to the Fosse Way, M40, M42, M1 and M6. Leamington Spa is just twelve miles away and Banbury only 20 miles away. Birmingham International Airport is just 26 miles away.





## ACCOMMODATION

Double doors open into a porch with period tiled flooring and a stained-glass door leading into the entrance hall. At the front of the property are two large reception rooms, the first of which features a large bay window and side window with shutters which flood the room with light, a wood burning stove, wooden flooring and period features including ceiling rose and high skirting.

The second reception room is currently used as a home office and benefits from two large windows, wooden flooring, a wood burning stove and again boasts period features such as high skirting and an intricate ceiling rose. To the rear of the property is the spectacular open plan kitchen dining room which features dual aspect windows and patio doors from the dining area which lead out onto the patio and garden beyond. The beautiful shaker style kitchen is well laid out and boasts a large island with bar seating to one side and an induction hob and extractor above. Integrated appliances include double ovens with warmer drawer below and a convenient pantry cupboard is located just to the side of the kitchen. A handy utility room and boot room are accessed through the kitchen and provide access both to the family room at the rear of the house and outside to the side of house. The family room offers additional versatile living accommodation and is flooded with light from the patio doors which lead into the spectacular garden beyond.

On the first floor, the spacious principal bedroom suite at the front of the home is bathed in natural light from a large bay window with shutters. It features a built-in wardrobe and an elegant ensuite with a generous walk-in shower. Additionally, three further double bedrooms, each with its own beautifully finished ensuite, can be accessed on this floor.

## OUTSIDE

Accessed via electric sliding gates, a large gravel driveway to the front and side of the property provides ample off-street parking for several vehicles and offers the space to extend to the side of the property (subject to planning).

A beautifully landscaped garden sits to the rear of the property with several patio areas linked with gravel pathways, grassy areas and mature flower beds and shrub borders. The impressive entertaining area with covered outdoor kitchen and outdoor fireplace provides the perfect setting to entertain and enjoy al fresco dining.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**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 heating to radiators. There is an EV car charging point on the drive.

**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 G.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.





67 Shipston Road, Stratford-upon-Avon, CV37 7LW



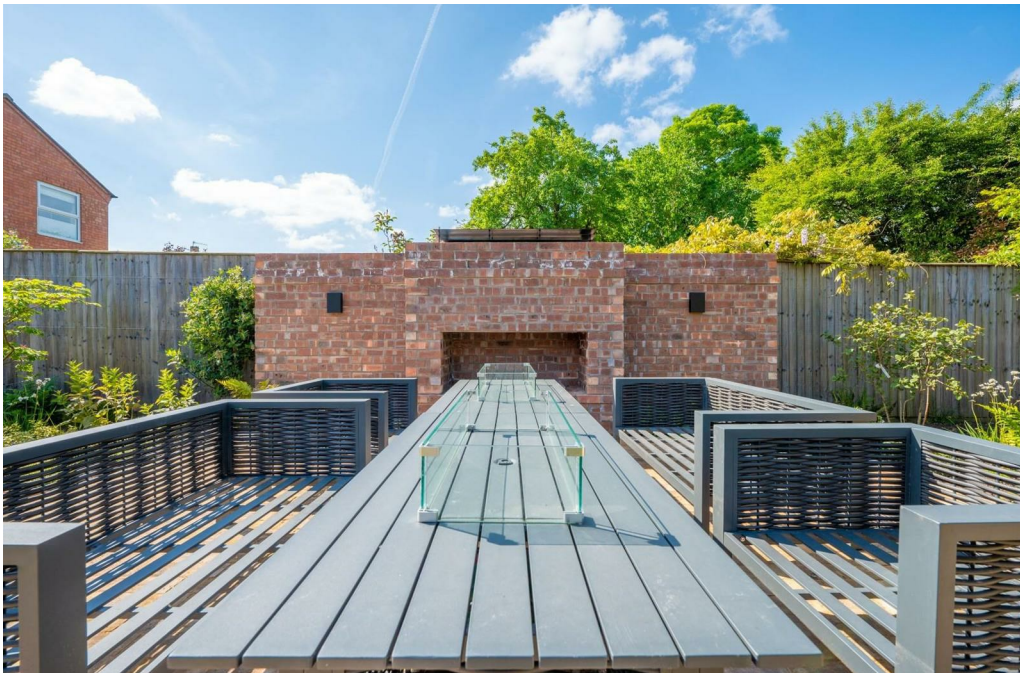
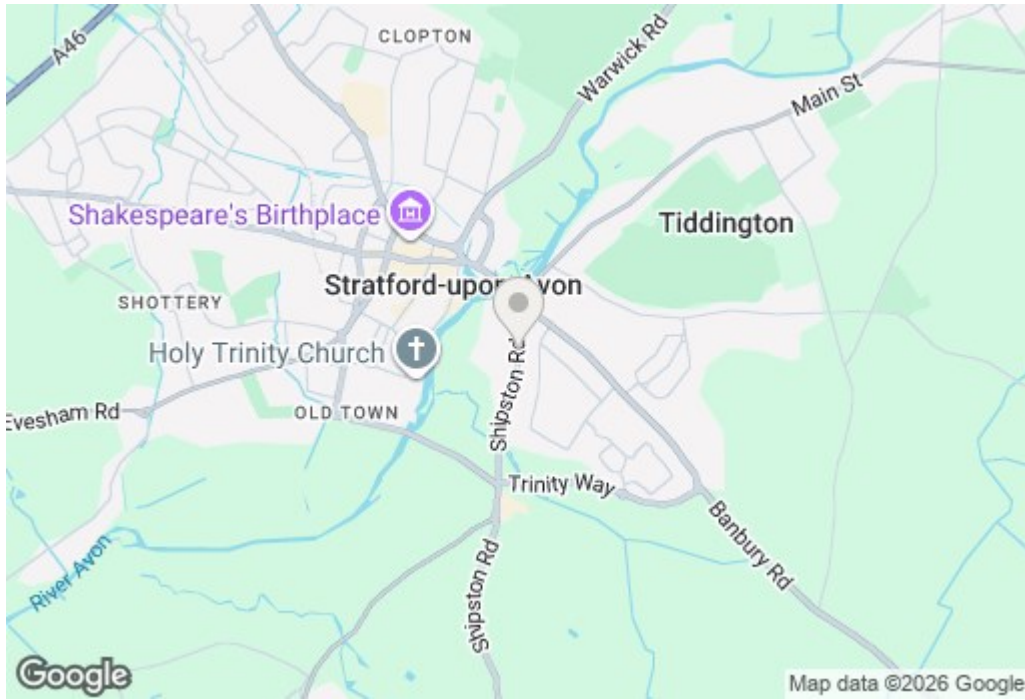
**Ground Floor**  
Floor area 119.2 sq.m. (1,283 sq.ft.)

**First Floor**  
Floor area 93.9 sq.m. (1,010 sq.ft.)

Total floor area: 213.0 sq.m. (2,293 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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.



Multi-award winning offices  
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

