The Old Coach House
Stratford-upon-Avon
Warwickshire
A period 4 bedroom family home sat within its own extensive gardens on the edge of Stratford upon Avon, close to the Parkway railway station.

Stratford upon Avon town centre 1 mile, M40 (J15) 6 miles, Warwick 8.5 miles, Warwick Parkway Station 8.5 miles (trains to London Marylebone from 69 mins), Birmingham International Airport 20 miles (distances and time approximate)
Situation

Stratford upon Avon is renowned as the region’s cultural centre and is the home of The Royal Shakespeare Company. The town has an array of shopping and leisure facilities as well as a leisure centre and swimming pool. Quality restaurants, public houses and dining pubs with excellent reputations are all within easy reach of The Old Coach House with the town centre being just 1 mile away.

The area is well served by schools including Stratford Prep School, King Edward Grammar School for Boys, Stratford Grammar School for Girls, Stratford High School and The Croft Prep School. Warwick and Leamington Spa are also nearby and provide further facilities and schooling.

The M40 (J 15) is 6 miles away and provides access to Birmingham to the north, London to the south and the national motorway network. Stratford Parkway railway station is within short walking distance of the property where train services run to Birmingham and London.

Description of property

Located at the end of a gravelled driveway and set in a secluded position at the heart of its own extensive gardens, The Old Coach House is a period, mellow red brick, detached cottage which was extended in the 1970's to form the spacious four bedroom, family home that it is today.
The spacious accommodation is arranged over two floors where generous reception rooms on the ground floor radiate off from the impressive entrance hallway and include; a well proportioned drawing room with a dual aspect and stone fireplace, a bright and spacious dining room which opens into a large, sunny conservatory and a kitchen/breakfast room with a pantry and useful utility just off. The guest cloakroom is accessed from the hallway and benefits from shower facilities so doubles as an additional wet room. To the first floor there are four bedrooms. The master bedroom overlooks the large mature front gardens and benefits from an en suite access to the family bathroom whilst bedroom two features an en suite shower room.

Gardens and grounds

The beautiful mature gardens at The Old Coach House extend to about 0.5 acre. Exceptionally well kept, the gardens are separated into several ‘rooms’, all are peaceful spaces in which to relax and enjoy. The front lawn can be accessed via the conservatory and is very private being surrounded by established trees and shrubbery. To the rear of the property a large terrace and lawned garden provides the perfect space for dining and entertaining beyond which there is a magnificent rose garden offers and then toward the far end of the garden there is an established and very well stocked orchard.

The driveway opens out into a large parking area in front of the detached double garage which features both power and light. Additionally, there are a range of garden buildings including a sizable shed, a summerhouse and a greenhouse.
Services and development potential
All mains services are connected to the property. Gas fired central heating.

The current owner has sought planning advice from a local planning specialist who has confirmed that this large plot does offer scope for development.

Directions (CV37 ORE)
From Stratford upon Avon town centre, take the A3400, Birmingham Road. Continue straight over the roundabout as you pass the Maybird Shopping Centre on the right handside and then through two sets of traffic lights. The entrance to The Old Coach House can be found on the right just before The Ark Veterinary Practice and marked by a Knight Frank ‘For Sale’ board.

Terms
Tenure: Freehold
Local Authority: Stratford on Avon District Council
Telephone 01789 267575
Council Tax Band: G

Viewing
By prior appointment only with the agents.
Approximate Gross Internal Floor Area
House: 169 sq m (1,820 sq ft)
Garage: 30 sq m (323 sq ft)
Total: 199 sq m (2,143 sq ft)

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 the text of the Particulars.

I would be delighted to tell you more.

James Youngman
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stratford@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller’s Solicitors.

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