

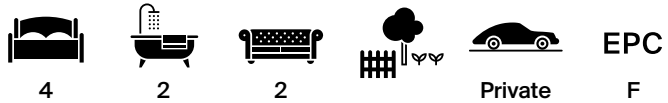


Rother Street, Stratford-upon-Avon, Warwickshire





A **detached family home** in need of modernisation, located in the centre of Stratford-upon-Avon with a walled garden and private parking.



Guide Price	Tenure	Local Authority	Council Tax
£599,950	Freehold	Stratford on Avon District Council	Band E



Distances

M40 (J15) 7 miles, Warwick and Warwick Parkway Station 9 miles,
Leamington Spa 12 miles, Chipping Campden 12 miles, Banbury 20 miles,
Birmingham International Airport 27 miles
(All distances and time are approximate)

Situation

Stratford-upon-Avon is renowned as the region's cultural centre and is home to The Royal Shakespeare Company. There are many quality restaurants, public houses and dining pubs with excellent reputations in the town. The Royal Shakespeare Theatre, The Swan Theatre and The Other Place are within easy walking distance of the property.

Schools well serve the area; Warwick and Leamington Spa are also nearby, providing excellent private schooling, shopping and recreational facilities.

The M40 (J15) is 7 miles away, providing access to Birmingham, London and the national motorway network.



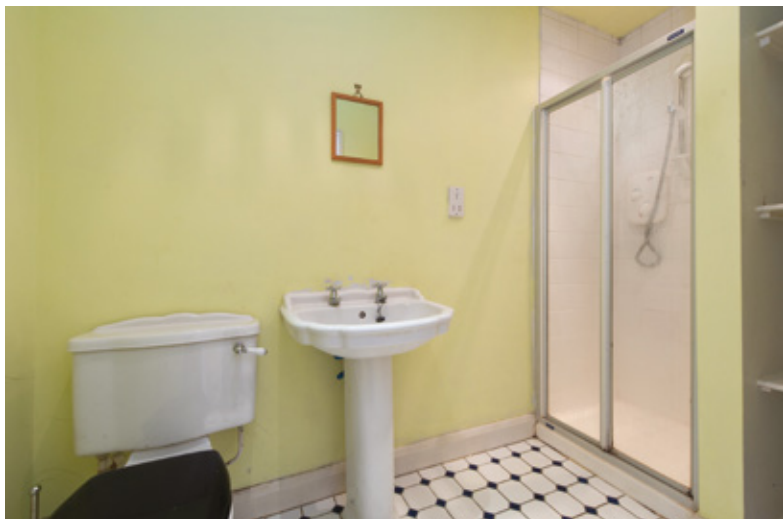
The property

57A Rother Street is a detached family home with a walled garden and off-road parking in the heart of Stratford-upon-Avon town centre. It has plenty of character, lovely sized rooms and offers a buyer an exciting opportunity to modernise the accommodation, putting their stamp on the property.

The property is accessed via a small porch and front door opening into a welcoming entrance hallway with a staircase rising to the first floor and a useful understairs cupboard. A beautifully appointed sitting room has a bay window, wooden flooring and a central fireplace.

The kitchen/breakfast room sits in the centre of the house, with wooden doors opening into a large drawing room. This versatile room would be a lovely dining/family area with a useful larder and shower room located off. There is access to the garden from a set of French doors.

Upstairs, the landing has a loft hatch with a drop-down ladder giving access to the generous loft, which could become additional accommodation subject to the necessary consent. The principal bedroom has an en suite shower room and overlooks the front of the property with views across to the park on the opposite side of the road. There are three further bedrooms, a shower room and separate wc.





To the front of the property, there is off-road parking for one car in front of the house, which is accessed via a right of way over the neighbour's driveway, which also gives a pedestrian side to the garden. The south-easterly facing walled rear garden is lovely and private, with a large, paved terrace and a pathway leading to a small lawned area. At the rear of the garden is a log store and a small outbuilding currently used as a garden store.

Services

All mains services are connected to the property. Gas-fired central heating. Telephone and broadband.

Directions (CV37 6LT)

From Stratford-upon-Avon town centre, proceed along High Street towards Old Town. Turn right on to Ely Street, then turn right on to Rother Street. The property can be found on the left-hand side, identified by a Knight Frank for sale board.

Viewing

By prior appointment only with the agents.

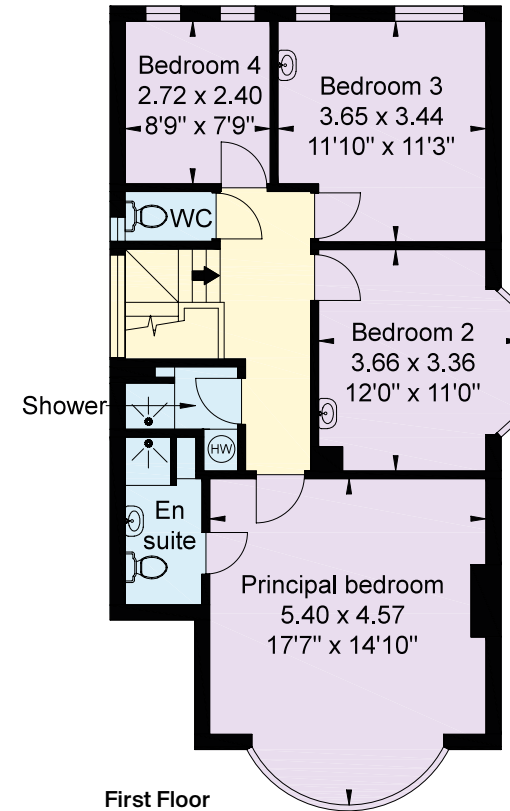
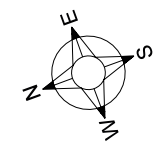
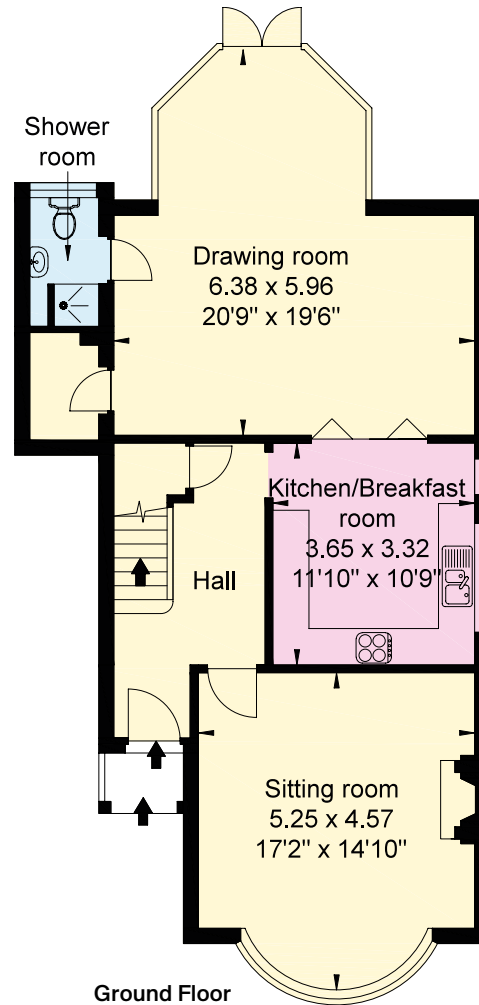
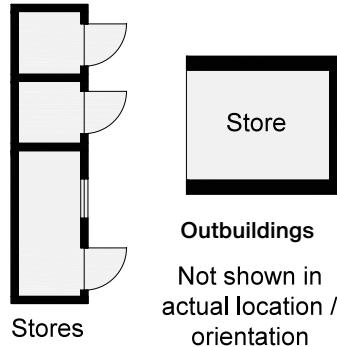
Approximate Gross Internal Floor Area

House: 154 sq m (1,658 sq ft)

Outbuildings: 9 sq m (99 sq ft)

Total: 163 sq m (1,757 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.



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I would be delighted to tell you more

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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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Particulars dated September 2022. Photographs dated September 2022.

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