

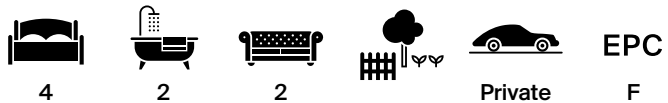


Rother Street, Stratford-upon-Avon, Warwickshire





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.



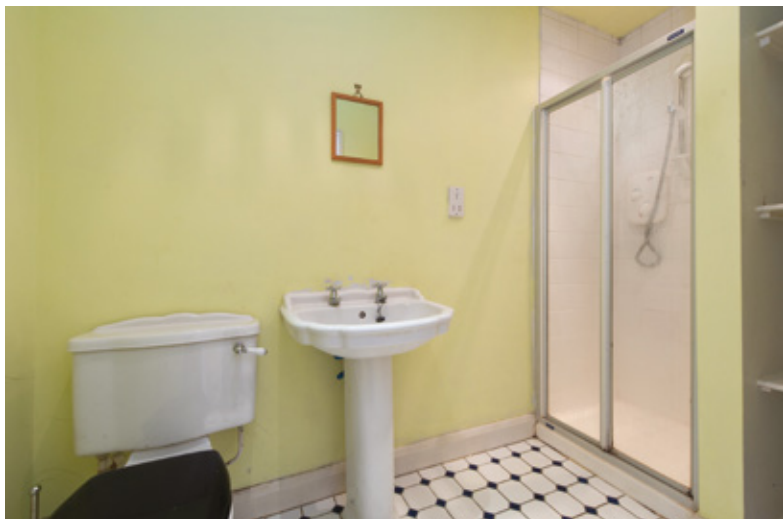
The property

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.

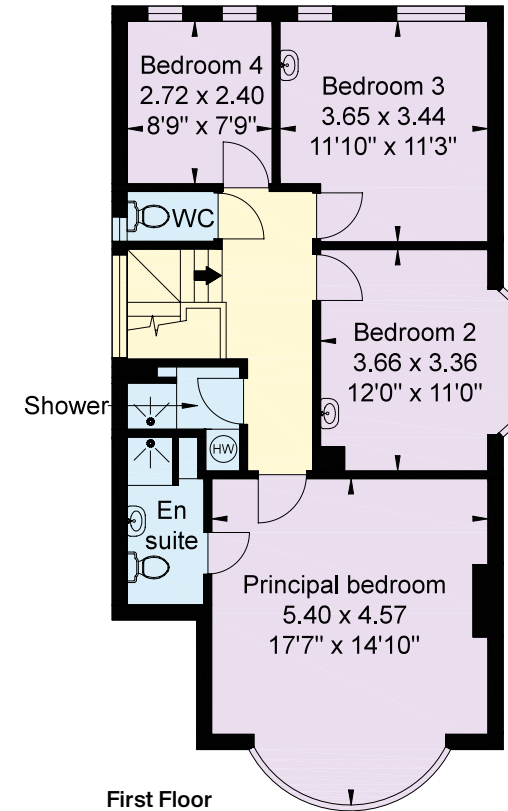
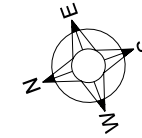
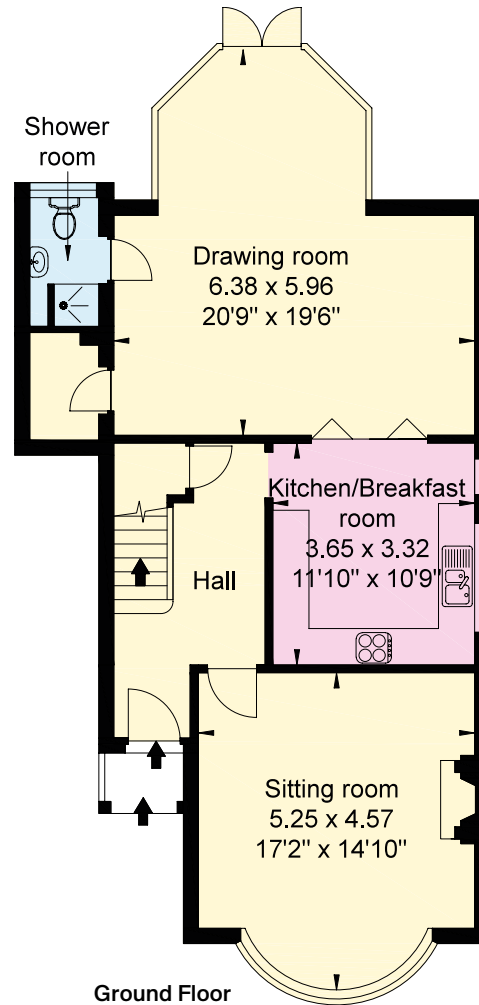
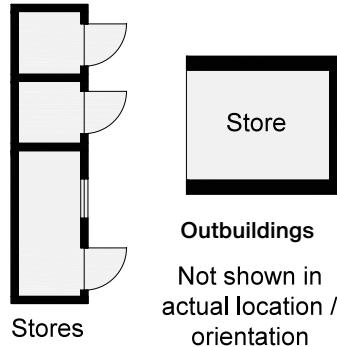
Approximate Gross Internal Floor Area

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.



Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway

Stratford-upon-Avon

Warwickshire CV37 6YX

knightfrank.co.uk

I would be delighted to tell you more

Samantha Bysouth

01789 297735

samantha.bysouth@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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2022. Photographs dated September 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

Date: 11 October 2024
Our reference: STR012235469

57A, Rother Street, Stratford-upon-Avon, CV37 6LT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £560,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

Samantha Bysouth
Associate
+44 1789 206 953
samantha.bysouth@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

Your partners in property

V0 Error! Unknown document property name.