



21 Avon Crescent, Stratford-upon-Avon, Warwickshire



# An excellent **five bedroom family home** close to Stratford-upon-Avon town centre.

## Distances

Stratford-upon-Avon town centre 1 mile, Warwick 9 miles, Warwick Parkway Station (trains to London Marylebone from 69 mins), M40 (J15) 9 miles, Leamington Spa 12 miles, Birmingham International Airport 27 miles (All distances and time are approximate).

## Situation

Stratford-upon-Avon town is within easy walking distance of the property and there are a range of shopping and recreational facilities as well as a leisure centre and swimming pool. There are many quality restaurants, public houses and gastro pubs with excellent reputations all within a short walk of the house.

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

For the commuter the M40 is easily accessible and there are trains from Stratford train station or from Warwick Parkway or Banbury to both Birmingham and London.



5      3      3      EPC  
Parking      C

**Tenure**  
Freehold

**Local Authority**  
Stratford on Avon District Council

**Council Tax**  
Band F





## The property

21 Avon Crescent is a located in a quiet, popular residential road in Stratford-upon-Avon located just south of the River. The property has been renovated by the owners and has a generous plot.

The front door opens into an entrance lobby with hallway beyond, guest cloakroom and useful under stairs storage. Original parquet flooring continues into the living room which has a front to back aspect, bay window and a log burner. A study area has French doors opening to the garden.

The hub of the house is an open plan kitchen/dining/living room which was completed by the owners in 2020 and has limestone effect ceramic flooring. The bespoke, hand-painted kitchen by James Adcock features a large central island, granite worktops, pocket doors into the breakfast cupboard, a gin bar and aluminium bifold doors opening full width to the garden. Integrated appliances include a Bosch dishwasher, full height fridge, separate freezer and a Lacanche cooker. The utility is located just off the kitchen with rear door, access to the integral garage, basin and space for a washing machine and separate dryer. A further reception room has a front aspect and could be used as a separate sitting room or playroom.





Upstairs, a generous landing has an airing cupboard and fitted storage by James Adcock. There are three bedrooms with a front aspect, one with James Adcock fitted office furniture. A rear double bedroom has a rear aspect and there is a recently renovated family bathroom featuring a freestanding bath, large walk-in shower dual shower head and acrylic panels. The principal bedroom has a rear aspect, fitted wardrobe with sliding doors and an en suite shower room.



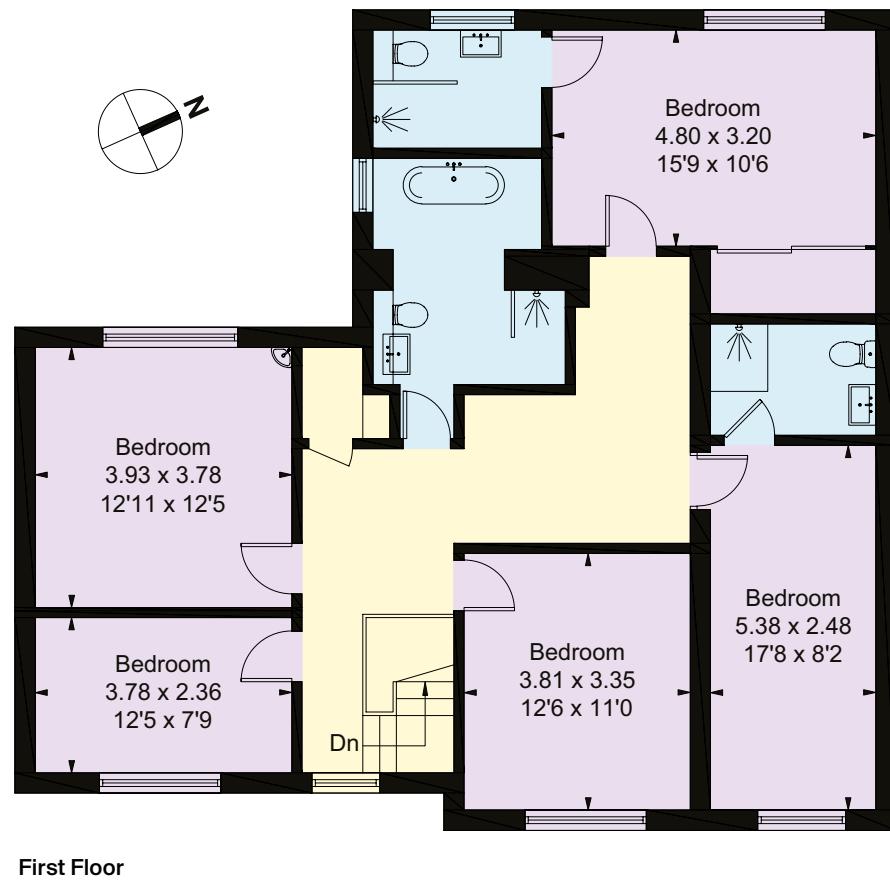
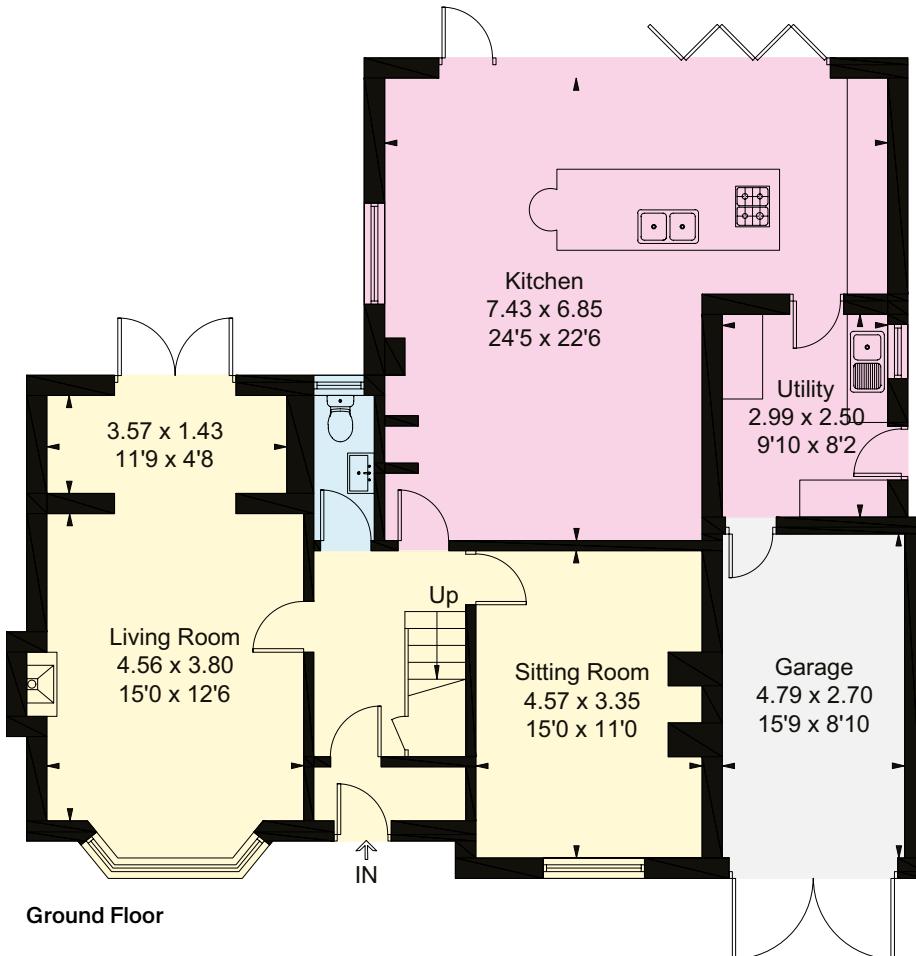


**Approximate Gross Internal Floor Area**

**236.3 sq m / 2544 sq ft and Garage**

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





## Gardens and grounds

Outside, the rear west-facing garden has a large patio stretching the width of the property which is ideal for entertaining, and has an electric awning. The remaining garden is mainly laid to lawn with the rear part of the garden having a variety of trees and a greenhouse. There is gated access around one side of the property and a shed on the other side.

To the front, there is parking for several cars on the driveway and a separate pedestrian gate. Integral garage has wooden double doors.

## Services

All mains services are connected to the property. Gas fired central heating.

## Directions (CV37 7EX)

What3words: ///tell.span.engage

## Viewing

By prior appointment only with the agents.





**Knight Frank Stratford-upon-Avon**

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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 December 2023. Photographs and videos dated December 2023.

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Date: 11 December 2023  
Our reference: STR012325714

## 21 Avon Crescent, Stratford-upon-Avon, CV37 7EX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £995,000.

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

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

**We'd love to help you.**

Yours faithfully

A handwritten signature in black ink that reads 'Knight Frank' in a cursive, flowing script.

**KNIGHT FRANK LLP**

Enc:

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