



6 Maidenhead Road, Stratford-upon-Avon

---





# 6 Maidenhead Road Stratford-upon-Avon

---

6 Maidenhead Road is located on one of the prime residential roads in Stratford-upon-Avon, just moments from Shakespeare's Birthplace. Stratford-upon-Avon is renowned as the region's cultural centre and is the home of the Royal Shakespeare Company. The town has a wide range of shopping and recreational facilities, quality restaurants, public houses and gastro pubs with excellent reputations, all within walking distance of the property.

The area is well served by schools, including The Croft Prep School, King Edward Grammar School for Boys, Shotton Grammar School for Girls and Stratford High School. St Gregory's Primary School is within walking distance of the



**Tenure:** Freehold

**Local authority:** Stratford-on-Avon District Council

**Council tax band:** E



property. Warwick and Leamington Spa are also nearby and provide additional shopping facilities and schools.

The M40 is easily accessible for the commuter, and there are regular trains from Warwick Parkway and Stratford-upon-Avon to Birmingham and London.

Stratford-upon-Avon town centre 0.3 miles, M40 (J15) 7 miles, Warwick and Warwick Parkway Station 9 miles, Leamington Spa 12 miles, Birmingham International Airport 23 miles (Distances and time approximate).





## The property

6 Maidenhead Road is a conveniently situated, semi-detached property built in 1925 and located in a popular residential area. The property has a driveway, which is quite rare for the location, and is within easy walking distance of the town centre and the Welcombe Hills. This wonderful home has beautifully appointed accommodation, suitable living spaces and a private rear garden.

The property is accessed across the front driveway to a covered porch with a useful storage cupboard. The front door opens into the entrance hallway with stairs leading upstairs and under-stairs storage. The drawing room has a front aspect, a bay window with shutters, wooden flooring and an open fireplace. Glazed double doors open to the sitting room, which can also be accessed from the hallway. The garden room has bifold doors which open on to the garden, and another set of doors takes you into the kitchen. The reception space flows well but can also be closed off for privacy. The configuration of the ground floor lends itself to multiple potential layouts and usages subject to a purchaser's needs.



Open plan kitchen/dining room with tiled flooring, bi-fold doors to the garden and breakfast bar. Integrated appliances include two ovens, a hob, a dishwasher and space for a freestanding fridge/freezer. The cloakroom and utility room are located just off the kitchen, with a door from the utility to the front driveway.

Upstairs, bedroom two is generous in size and has a front aspect, sink and built-in cupboard. There are two further bedrooms and a family bathroom. The principal suite occupies the whole of the second floor with lovely views of the garden and over the canal. There is an en suite shower room, a Juliet balcony and a storage area.

## Outside

The private west-facing garden is mainly laid to lawn with established hedging to each side. A large decked area is accessed from two sets of bifold doors, which is perfect for entertaining, and a pathway leads to a shed at the bottom of the garden.





To the front, there is a recently added front porch in keeping with the style of the house and parking for two cars on the driveway

## Services

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

## Directions (CV37 6XR)

What three words: ///choice.still.palm

Viewings by prior appointment only with the agents.





**Approximate Gross Internal Floor Area  
155 sq m / 1666 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.

## 6 Maidenhead Road Stratford upon Avon

Knight Frank  
Stratford-upon-Avon  
Bridgeway House  
Bridgeway  
CV37 6YX  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Samantha Bysouth**  
01789 206953  
[samantha.bysouth@knightfrank.com](mailto: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 November 2023. Photographs and videos dated February 2024.

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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Date: 20 August 2024  
Our reference: STR012381317

## 6 Maidenhead Road, Stratford-upon-Avon, CV37 6XR

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £675,000.

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](https://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](mailto:samantha.bysouth@knightfrank.com)

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

[knightfrank.co.uk](https://knightfrank.co.uk)

Your partners in property

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

V4.2 Feb 24