



10 Holtom Street  
Old Town, Stratford-upon-Avon, Warwickshire





# An excellent semi-detached property with a garage in the centre of Old Town, Stratford-upon-Avon

## Distances

M40 (J15) 8 miles, Warwick and Warwick Parkway Station 10 miles, Leamington Spa 12 miles, Chipping Campden, 12 miles, Banbury 20 miles, Birmingham International Airport 23 miles (All distances and times are approximate)

## Situation

Old Town, a highly regarded residential area just a short stroll from Stratford-upon-Avon town centre. This delightful neighbourhood is renowned for its elegant Georgian and Victorian properties, offering a perfect blend of historical charm and modern convenience.

Stratford-upon-Avon is the cultural heart of the region, famed for being the birthplace of William Shakespeare and home to The Royal Shakespeare Company. Residents of Old Town enjoy easy access to the town's vibrant theatre scene, beautiful gardens, and a wealth of quality dining options, including acclaimed restaurants, charming public houses, and cosy dining pubs—all within walking distance.



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### Tenure

Freehold

### Local Authority

Stratford-on-Avon District Council

### Council Tax

Band E





Families are well-catered for with a selection of highly regarded state, private, and grammar schools in the area. For commuters, the M40 (J15) is just 8 miles away, providing swift access to Birmingham, London, and the national motorway network.

Old Town is a perfect setting for those seeking a tranquil yet vibrant lifestyle, steeped in history and culture. The neighbourhood's classic homes, combined with its proximity to Stratford-upon-Avon's amenities and cultural offerings, make it one of the most desirable locations in the area.

## The property

10 Holtom Street is a deceptively spacious semi-detached property located on a much sought after, quiet no-through road in Old Town, within walking distance of the town centre. The property was built in 1926 and sits in a conservation area. The flexible accommodation was extended several years ago and offers good accommodation for modern day living with four double bedrooms arranged over the first and second floors.

The ground floor features a welcoming entrance hall that leads to a generous living room, perfect for entertaining with a brick fireplace and staircase rising to the first floor. The country style kitchen features wooden

units, a gas hob, double oven, fridge, freezer and dishwasher. Adjacent to the kitchen, the separate dining room boasts an abundance of natural light from a large roof lantern and French doors open to the garden. From the dining room, there is a study or small bedroom, guest cloakroom and a recently fitted shower room with boiler room leading off. The integral garage can also be accessed from the rear inner hallway.





Upstairs, the four double bedrooms provide plenty of space for family or guests, with the potential to create a home office on the second floor, which has lovely views of the surrounding area. The principal bedroom has a rear aspect, fitted wardrobes and an en suite shower room. Bedrooms two and three are both doubles and have built-in storage. There is a family bathroom which services the two bedrooms on the first floor and the second-floor bedroom.

The south-east facing garden is low maintenance and hard landscaped, with a large, decked area which is great for relaxing and entertaining. The pathway leading to the paved section allows for easy movement throughout the garden, while the shed tucked in the rear corner adds convenience for storage and gardening tools.

There is space for one car to park in the garage and remaining parking is permitted on-street. The garage has an up and over door and is partially used as a utility with fitted units and a sink.

## Services

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

## Directions (CV37 6DQ)

What3words: ///tells.tunes.loans

## Viewing

By prior appointment only with the agents.



**Approximate Gross Internal Floor Area**

**House: 165 sq m (1,777 sq ft)**

**Garage: 16 sq m (173 sq ft)**

**Total: 181 sq m (1,950 sq ft)**

**inc. restricted head height**

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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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 January 2025. Photographs and videos dated January 2025.

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Date: 07 January 2025  
Our reference: STR012483096

## 10 Holtom Street, Stratford-upon-Avon, CV37 6DQ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£795,000**.

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



**KNIGHT FRANK LLP**

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