



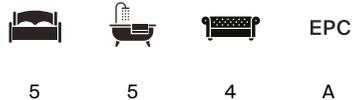
6 AVONBANK DRIVE

Stratford-upon-Avon, Warwickshire



AN IMPRESSIVE AND IMMACULATELY PRESENTED PROPERTY ON THE BANKS OF THE RIVER AVON.

Benefitting from river frontage, beautiful lawned gardens
with a swimming pool and a quadruple garage.



Local Authority: Stratford-upon-Avon District Council

Council Tax band: H

Services: Mains water, electric, gas and drainage are connected to the property. Mains gas central heating. Solar panels.

Fibre broadband is connected to the property. EV car charging point.

Directions (CV37 9SB)

[///poppy.talent.lively](http://poppy.talent.lively)

Tenure: Freehold

Viewing: By prior appointment only with the agent

SITUATION

6 Avonbank Drive is situated between the historic market town of Stratford-upon-Avon and the riverside village of Luddington, known for its friendly community and idyllic setting.

Stratford-upon-Avon, less than 2 miles from the property, is world-famous for its Shakespearean heritage and offers a rich array of amenities, including boutique shops, restaurants, cafés, and pubs, as well as a wide choice of leisure activities such as boating, theatre, and canal walks.

Luddington is only 1.3 miles away, and features a beautiful 19th-century church, a welcoming village green, a vibrant village hall, and even its own marina, complete with a historic 17th-century lock. For those who enjoy walking or cycling, the nearby Greenway – a scenic footpath along a disused railway line – offers easy access to Stratford, while a peaceful riverside path provides a picturesque route right into town.

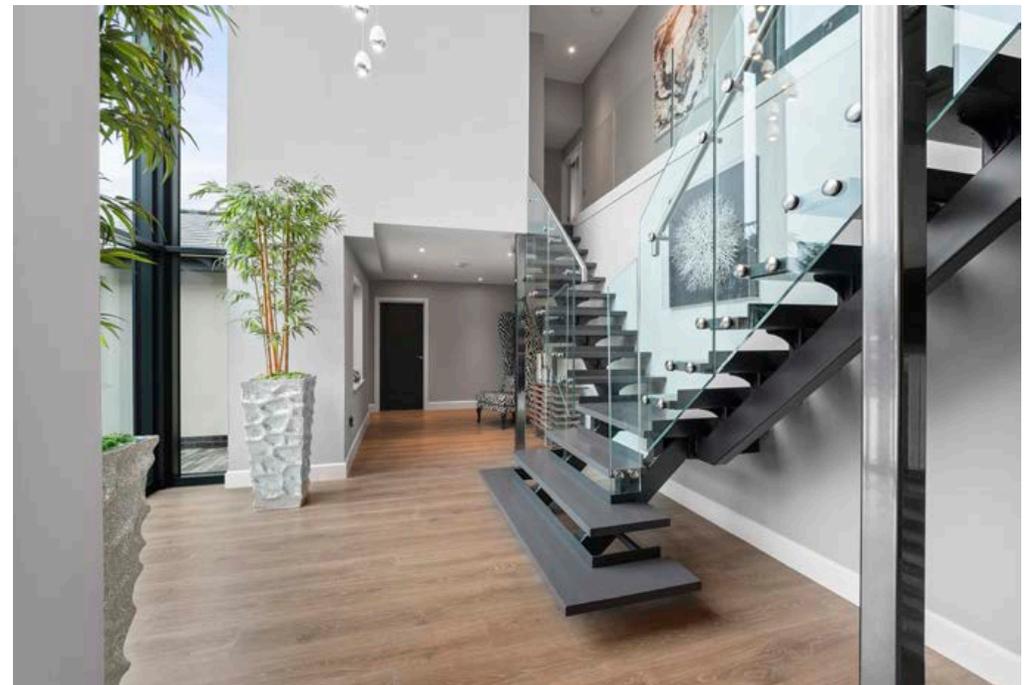
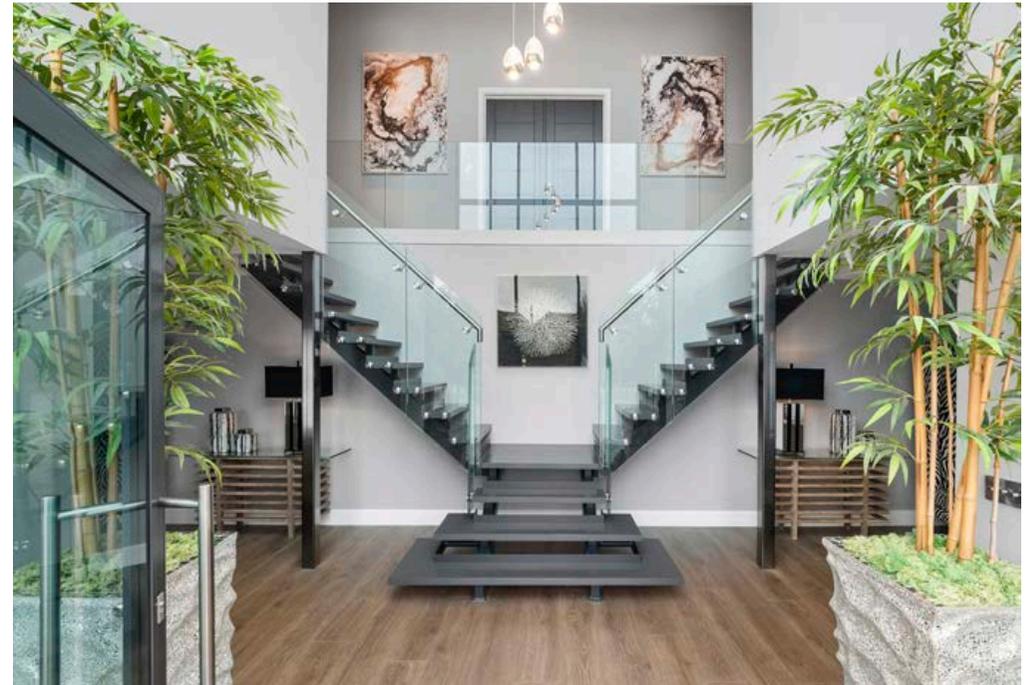
Families will appreciate the excellent selection of nearby schools, including highly regarded options such as The Croft Preparatory School, King Edward VI Grammar School for Boys, and Stratford-upon-Avon Grammar School for Girls. Private school options include the well renowned Warwick Prep School, Warwick Junior School, King's High School for Girls, Warwick School and Kingsley School.

Stratford Racecourse is also within walking distance, only 1.4 miles away, adding to the area's charm and recreational appeal.

The Cotswolds is easily accessible, with the popular and vibrant village of Chipping Campden only 13 miles away, providing an abundance of boutique shops, restaurants, pubs and beautiful surrounding countryside to explore.

DISTANCES

Stratford-upon-Avon 1.5 miles, M40 (J15) 8 miles, Warwick and Warwick Parkway Station 11 miles, Birmingham International Airport 24 miles (distances & time approximate).









THE PROPERTY

The property is built to an excellent standard and offers 5,371 sq. ft of versatile accommodation. The ground floor benefits from underfloor heating throughout, as does the principal bedroom and another bedroom, and radiators on the first floor and in the bathrooms. The property further benefits from electric blinds in all the ground floor rooms overlooking the rear garden and all the bedrooms, and blackout electric blinds in the principal bedroom. In addition, there is a TV point in every room and a Sonos sound speaker system connected in the kitchen/dining/family room, games room and outside patio area.

The front door opens to a magnificent entrance hall with a glass split staircase rising to the first floor. To the left, the reception hall leads to a stylish WC, a spacious sitting room, a cosy snug and a study with an array of fitted units. A door at the end of the hall opens to a wonderful games room, complete with a bar area with a sink unit and drinks fridge, and glazed bifold doors that provide access to the outside patio area.

To the right, the reception hall leads to a well-equipped utility room, complete with a drying cupboard with hanging rails and a washing machine and dryer. There is internal access to two double garages, one of which is currently being used as a workshop. The stunning kitchen/dining/family room completes the ground floor accommodation; the kitchen includes four Siemens ovens, two warmer drawers, a Siemens full size integrated larder fridge and integrated freezer, Siemens 5 area hob unit, integrated dishwasher, three quarter size dishwasher, Quooker hot tap, Grohe chilled still and sparking tap and two wine fridges in the dining area. The family room benefits from a Rais Visio 1 Inset Fireplace that has high thermal efficiency and contributes to the energy rating A. Three sets of large bifold doors seamlessly connect the indoors to the outdoors.







Upstairs, a bright and airy landing provides access to five spacious bedrooms, all of which benefit from stylish and fully tiled en suite bathrooms and different aspects of the beautiful surrounding countryside. Double doors open to the principal bedroom, complete with a large dressing room with an array of fitted wardrobes, and an en suite bathroom with a freestanding bath, separate shower, and TV.

6 Avonbank Drive sits in the centre of a spacious plot, offering excellent curb appeal with double electric gates opening to a paved and gravel driveway with ample parking for a number of cars. The driveway is thoughtfully designed and surrounded by beautiful landscaping.

ACCOMMODATION

5 bedrooms, 5 bathrooms, Reception hall, Kitchen/Dining/Family room, Games Room, Study, Snug, Sitting room, WC, Utility, Garden, Covered seating area, Quadruple garage.

In all, 5,371 sq. ft of accommodation, including the covered seating area and garaging.







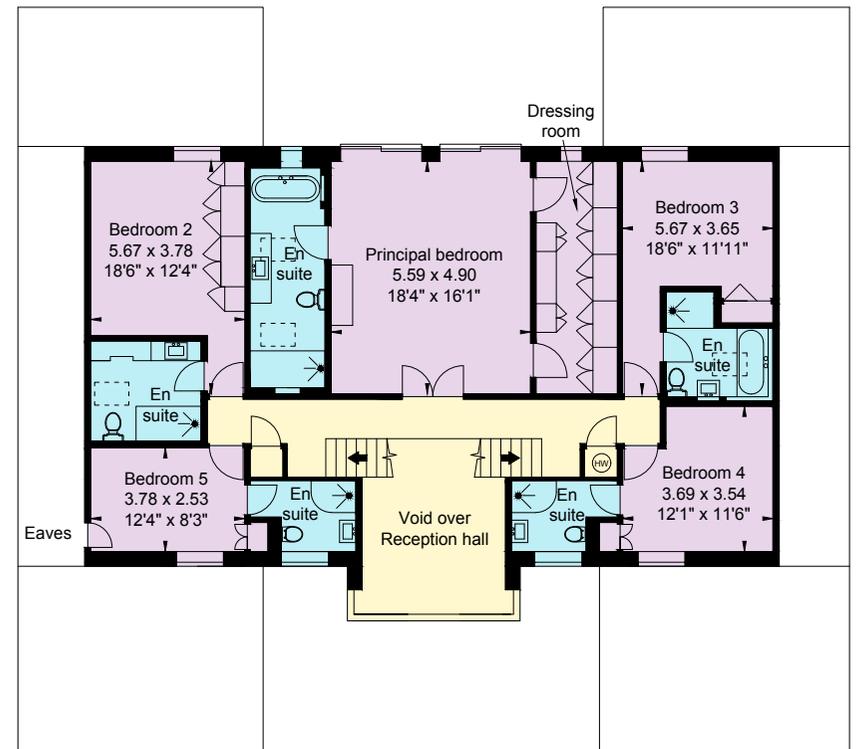
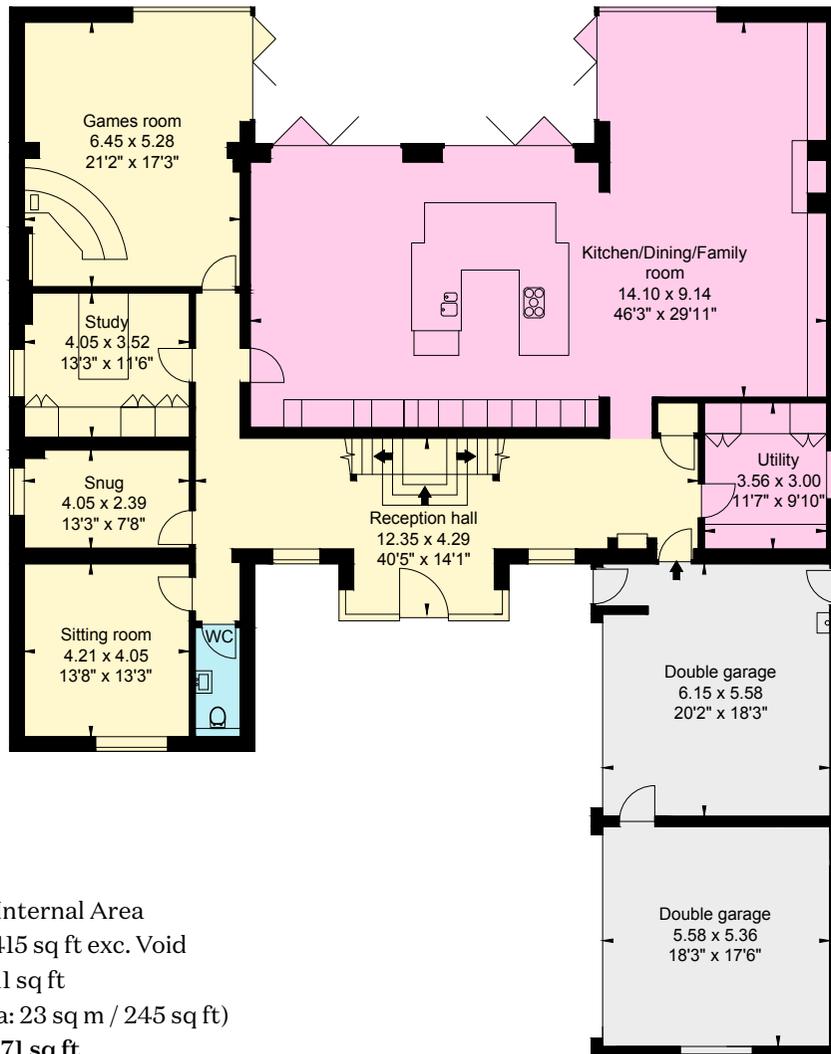
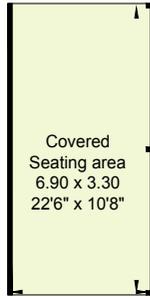
OUTSIDE

The rear garden is a particular feature of the property. It is principally lawned with a mature hedge to the westerly boundary and a wooden fence to the easterly boundary providing complete privacy and seclusion. A spacious paved seating area and a large swimming pool, heated by air source heat pump, is accessed from the games room and the kitchen/dining/family room and provides a wonderful space to relax and enjoy stunning views. A covered seating area is also accessed from the patio, with heaters and electricity for lighting, along with a sunken firepit. Beyond the lawn, steps at the rear of the garden gently descend to a private mooring and the river beyond – where the River Stour meets the River Avon. Please note, there is a right of way across the very bottom of the garden to the southerly boundary, positioned below eye level and out of sight from the house.









First Floor

Approximate Gross Internal Area
House: 410 sq m / 4,415 sq ft exc. Void
Garages: 66 sq m / 711 sq ft
Covered Seating area: 23 sq m / 245 sq ft
Total: 499 sq m / 5,371 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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Date: 12 February 2026
Our reference: STR012551704

6 Avonbank Drive, Stratford-upon-Avon, CV37 9SB

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£2,375,000**.

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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We'd love to help you.

Yours faithfully



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