



# OLD TOWN CROFT

Old Town, Stratford-upon-Avon, Warwickshire



WISPER  
WINE &  
COUNTRY

OLD TOWN CROFT



# GRADE II LISTED DETACHED TIMBER-FRAME PROPERTY

A fine Grade II listed late C16 detached timber-frame property in the heart of Old Town with a beautiful enclosed garden.



Local Authority: Stratford-on-Avon District Council

Council Tax band: H

Tenure: Freehold



## SITUATION

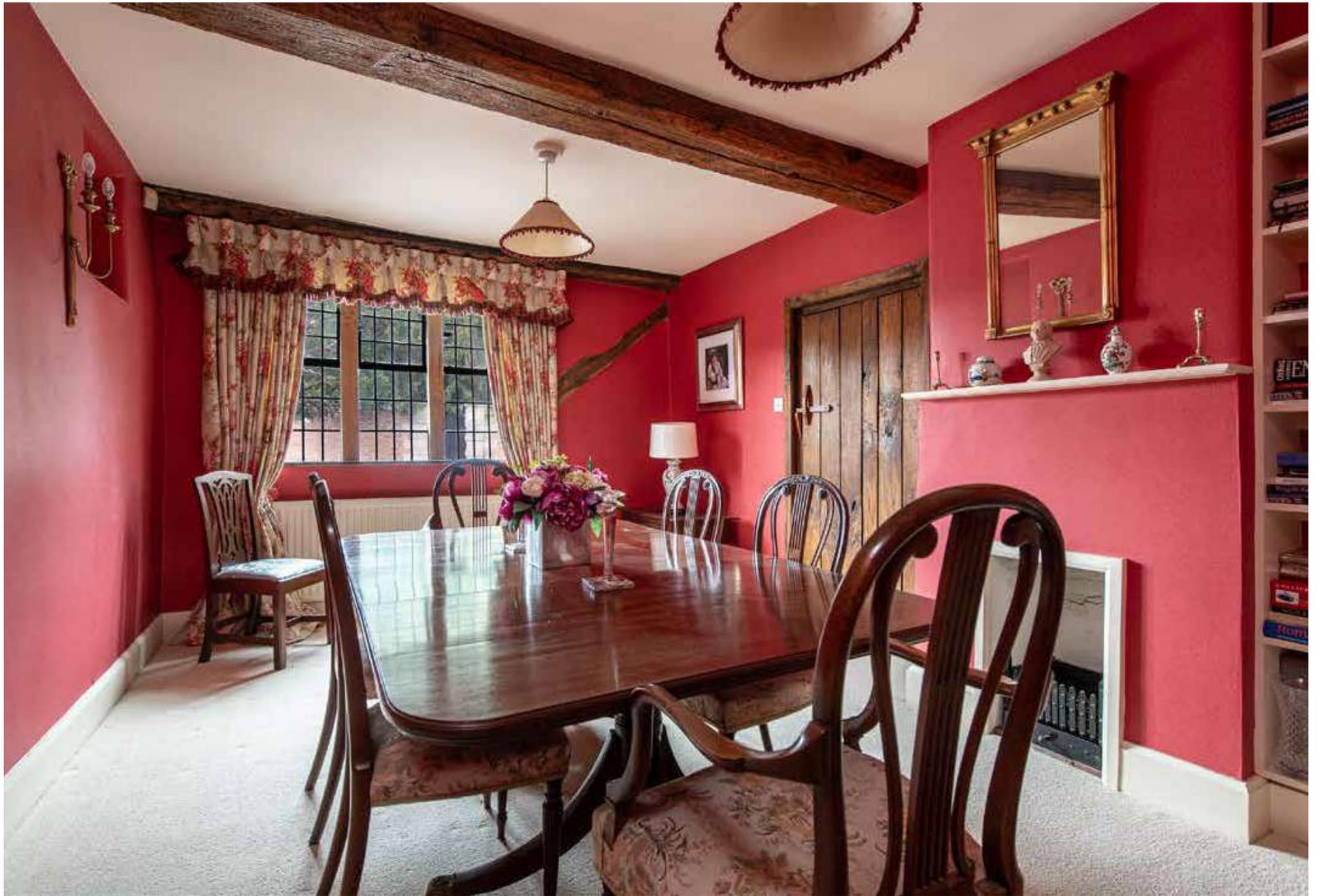
Stratford-upon-Avon is renowned as the region's cultural centre and is home to The Royal Shakespeare Company. Many quality restaurants, public houses and dining pubs, together with the theatre, are all within walking distance. The area is well served by schools, including Stratford Prep School, King Edward's Grammar School for Boys, Stratford-upon-Avon Grammar School for Girls and Stratford High School. Warwick and Leamington Spa are also nearby, providing good private schooling and facilities.

Stratford has many opportunities for boating, fishing and rowing, together with the canal network. The M40 (Junction 15) is 8 miles away, providing access to Birmingham, London and the national motorway network. Old Town is just a short walk from Stratford Town Centre and is a highly regarded residential area.





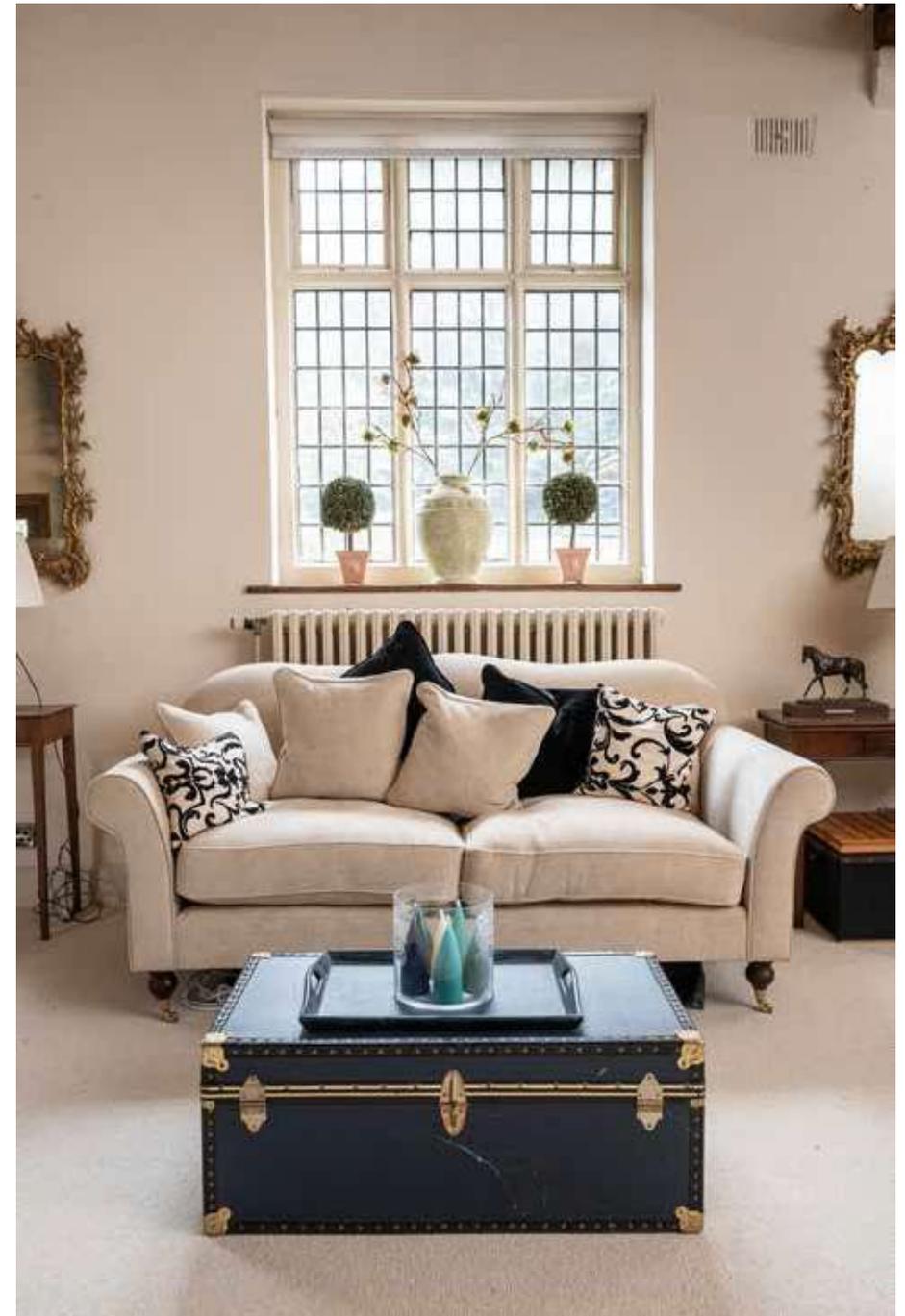




## THE PROPERTY

Old Town Croft is a detached Tudor townhouse with later additions, located in a prime position in Old Town next to Halls Croft. Old Town Croft is a special building sympathetically in tune with Stratford-upon-Avon's Shakespearean heritage. The property abounds with architectural interest with an antique front door, flagstones, open-well dogleg staircase with heavy turned balusters and acorn finials, panelling, exposed timberwork and trusses, dormer windows, timbered gables and jettied first floor. Leaded light windows in oak frames and solid antique boarded doors.

Off the fine timbered reception hall is a large vaulted drawing room extending to over 550 square feet, with a range of south-facing windows, large open fireplace, with a moulded plaster overmantle and fine exposed roof trusses and door to the garden.





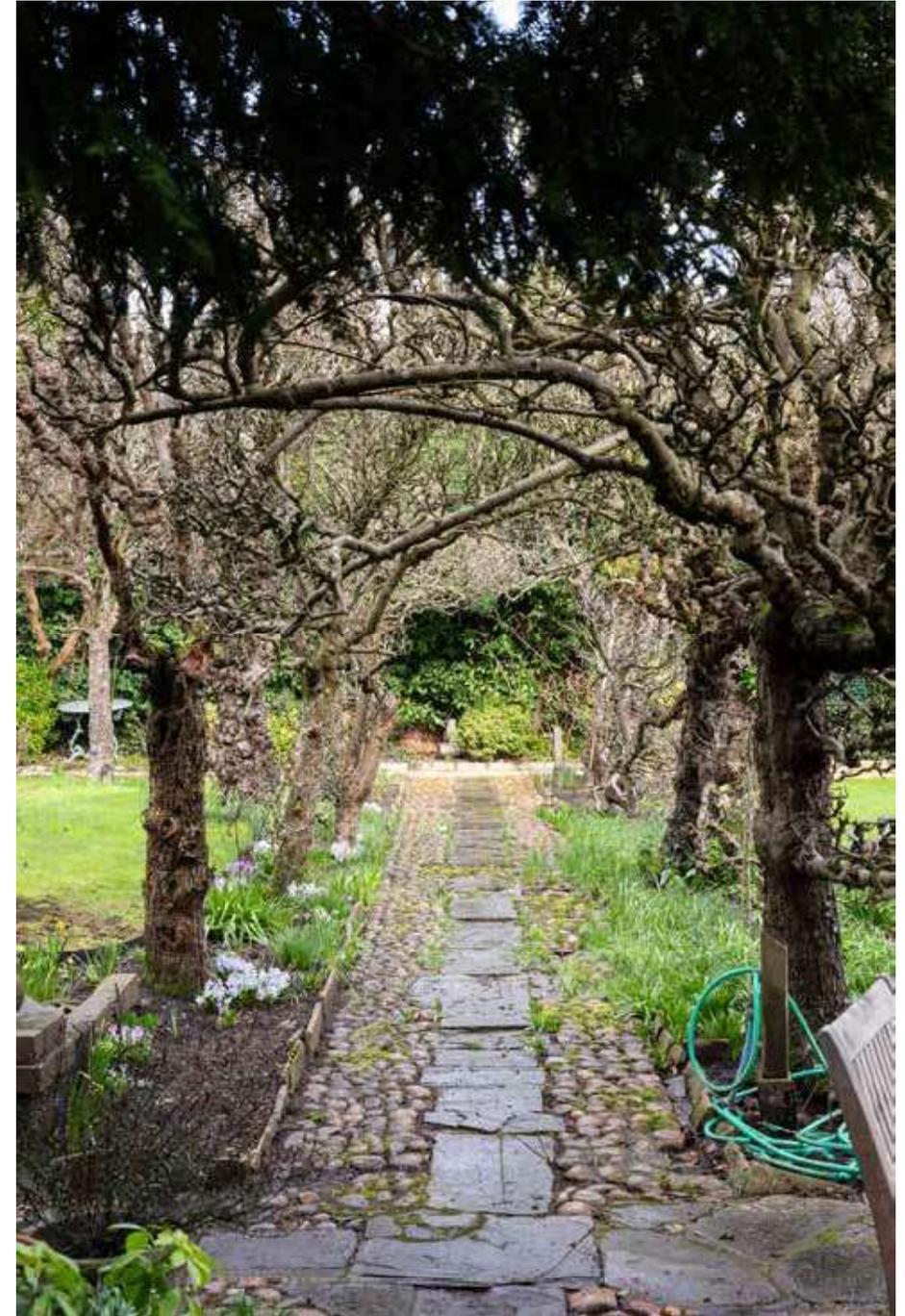


Sitting room with exposed timbers, dressed stone fireplace and French doors to the garden. Well-proportioned dining room and kitchen/breakfast room with a tiled floor, an extensive range of kitchen cabinets with polished granite worktops, integrated appliances and Aga in a recessed alcove. Utility room outbuilding by the back door.

Off the first floor landing are five double bedrooms, one currently fitted as a dressing room to the principal bedroom, which also has an en suite bathroom. Modern family shower room.







## OUTSIDE

The property has a wisteria-clad façade under a traditional clay tile roof. A pedestrian door gives access to the passage to the rear garden. Integral garage. Residents and Visitors parking permits. Behind the house is a paved seating and al fresco dining area. The garden is very well stocked, with lawns, flower, rose and bulb borders, a flag and cobble path bounded by mature fruit trees, gravel paths, soft fruit cage and herb garden, yew and fig trees. Outbuilding incorporating the boiler house and a tool store.

All mains services are connected to the property. Gas-fired central heating, woodburner and open fire. Telephone and broadband.

What3words ///porch.mostly.cafe



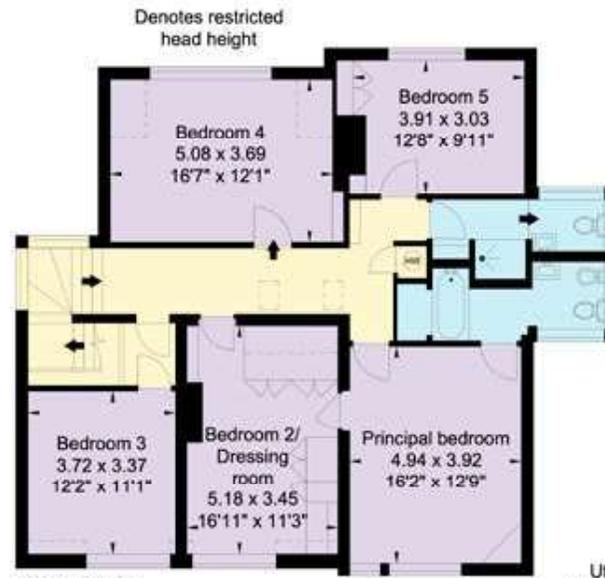
# Old Town Croft Stratford upon Avon



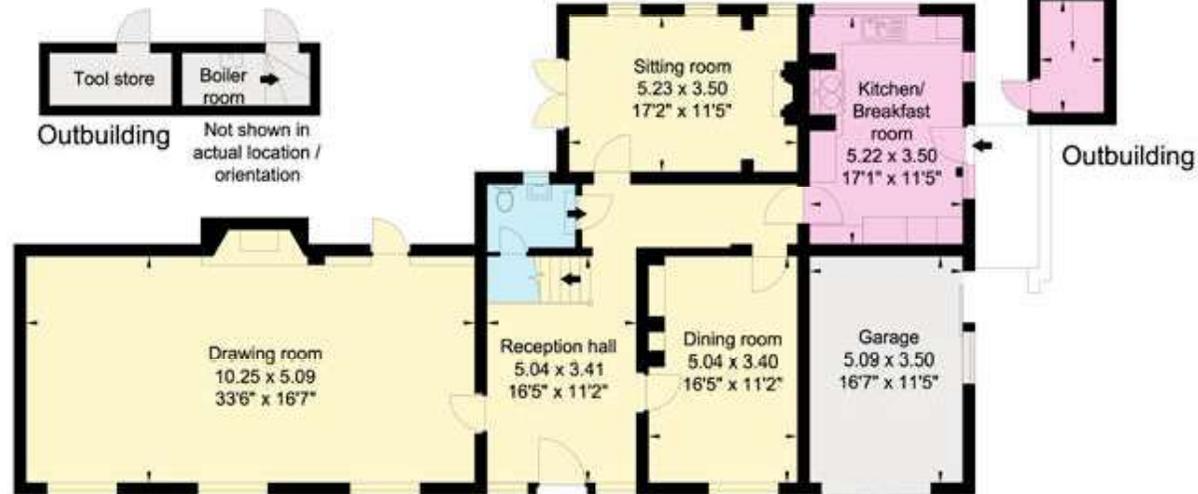
## APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 264 sq m (2,843 sq ft)  
 Outbuildings/Garage: 29 sq m (313 sq ft)  
 Total: 293 sq m (3,156 sq ft)  
 inc. restricted head height  
 © Cotswold Plans Ltd ma/16458

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 text of the Particulars.



First Floor



Ground Floor

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. (ID767266)



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Frank





Date: 24 March 2026  
Our reference: STR012578450

## Old Town Croft, Old Town, Stratford-upon-Avon, CV37 6BG

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,425,000**.

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

A stylized, handwritten signature in black ink that reads "Knight Frank".

**KNIGHT FRANK LLP**

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