



6 OLD TOWN

Stratford-upon-Avon, Warwickshire



A FINE GRADE II LISTED PROPERTY IN THE HEART OF OLD TOWN

Reception hall • Drawing room • Sitting room • Kitchen/breakfast room • Orangery/dining room • Cloakroom • Utility room
Principal bedroom with en suite • Two further first-floor bedrooms with en suites • Cellar/boiler room and wine cellar
Carport • Courtyard • Garage/Storage room with Garden WC • Separate guest bedroom four with shower room
Landscaped walled garden with William Pye water feature • Greenhouse • Detached self-contained office • Off-road parking



4 4 3 D

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

Fixtures and fittings: Only those items mentioned in these sales particulars are included in the sale.

All others are specifically excluded but may be made available by separate negotiation.

Terms: Tenure: Freehold.

Local Authority: Stratford on Avon District Council. Telephone: 01789 267575.

Council Tax Band: H

In all about 4,857 sq ft

Viewing: By prior appointment only with the agents.

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 with excellent reputations, together with the theatre and gardens, 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, predominantly made up of medieval Shakespearean timbered buildings, classic Georgian and Victorian properties.

M40 (J15) 8 miles, Warwick Parkway Station 10 miles (trains to London Marylebone from 69 mins), Leamington Spa 12 miles, Chipping Campden 12 miles, Banbury 20 miles, Birmingham International Airport 23 miles (distances and time approximate)





THE PROPERTY

6 Old Town is a detached late Regency townhouse located in a prime position in Old Town opposite Halls Croft and has been extensively remodelled to a high standard and finish by the present owner. This property features in Stratford-upon-Avon in 50 buildings by Robert Bearman and Lindsay MacDonald. A generously proportioned Grade II listed property dating back to 1837 and retaining original features including the original doors, windows, fireplaces, cornicing, original lattice windows, architraves and high ceilings throughout. Parquet timber flooring, handmade display shelving, bookcases and cupboards. 6 Old Town has the benefit of off-road parking and a garage.

The original front door leads into the welcoming entrance hall, which has an archway through to the drawing room. Drawing room having a square bay window to the front and double-glazed pane doors opening to a flagstone patio and paved path to the garden to the rear. Sitting room having a square bay window and fireplace. Open plan kitchen/breakfast room with contemporary fitted kitchen units and appliances, including an electric AGA with extractor over and gas hob. Tiled floor. Generously proportioned orangery/dining room beyond the kitchen, which has doors opening out to the garden, roof lantern. Guest cloakroom and cellar housing the boiler and wine cellar.

On the first floor, principal bedroom with fitted wardrobes, windows to two sides and en suite bathroom with separate shower. Two further double bedrooms, with en suites. Separate guest bedroom four, with en suite and with external staircase to a south-facing balcony.





OUTSIDE

Situated back from the road, behind a brick wall with wrought iron railings and wrought iron gates, to a brick-paved parking area and front garden. Carport with double doors to the front, with an enclosed courtyard behind leading to double doors to a large storage room with extensive cupboards and separate garden WC and with double doors to the garden. South west-facing, extensively landscaped walled garden with traditional Victorian-style greenhouse and ornamental pond with William Pye water feature, in a paved seating area. Hedging, lawn and herbaceous and shrub beds, arbour, ornamental silver birch trees. At the end of the garden is a secluded office, a timber building with sliding patio doors overlooking a wild flower and ornamental grass garden.

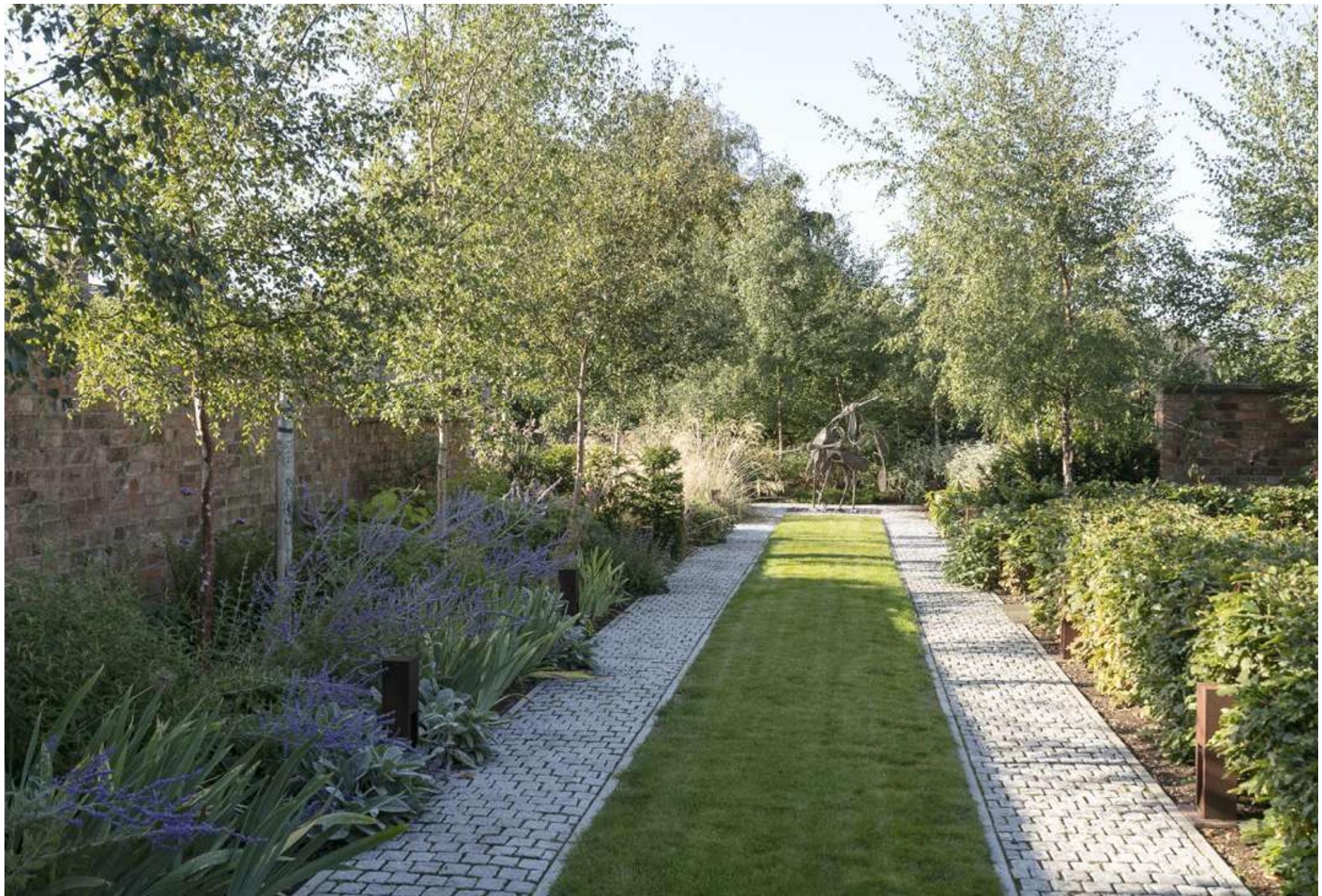
DIRECTIONS (CV37 6BG)

From Stratford-upon-Avon Town Centre, proceed along High Street towards Old Town. Turn left into Old Town, where the property can be found a short distance along on the right-hand side, opposite Hall's Croft.

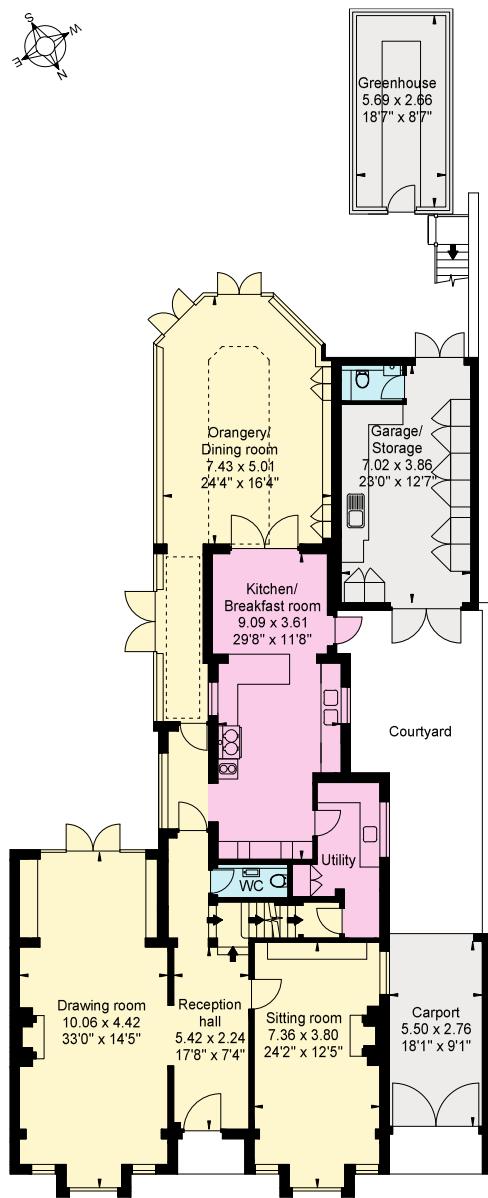
From the M40 (Junction 15), proceed south along the A46. At the island, turn left signposted to Stratford-upon-Avon. After approximately 3 miles, on reaching the Town Centre, proceed along Waterside to the T-junction with Old Town. Turn right and the property can be found a short distance along on the left-hand side, opposite Hall's Croft.

What3words: ///dated.void.poem









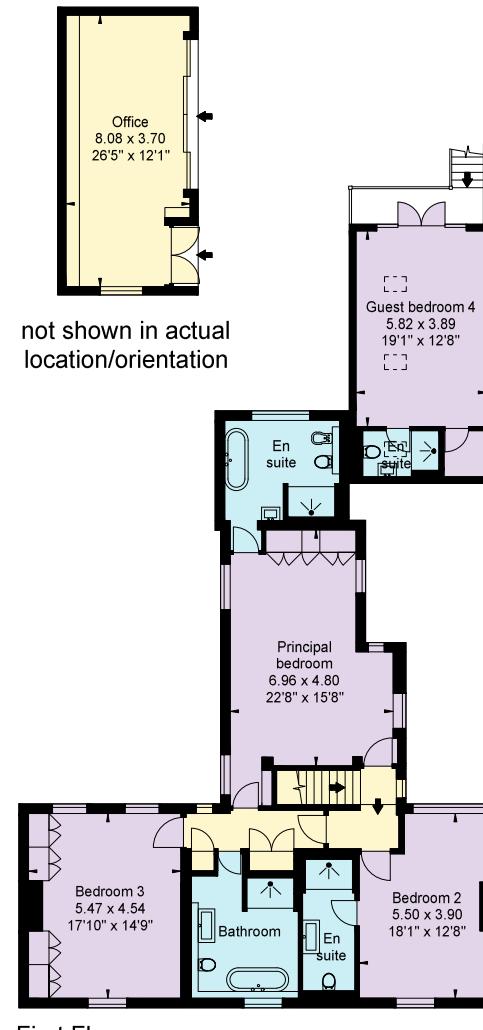
Ground Floor

Approximate Gross Internal Area

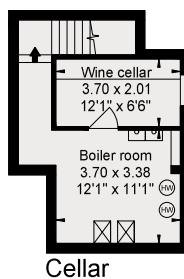
House: 365 sq m (3,930 sq ft)

Office/Greenhouse/Storage/Carport: 86 sq m (927 sq ft)

Total: 451 sq m (4,857 sq ft)



First Floor



Cellar

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: 23 January 2026
Our reference: STR180268

6 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 **£2,950,000**.

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

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

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