

STEPHEN PARRY

& COMPANY



221 Banbury Road, Stratford-Upon-Avon, Warwickshire, CV37 7HT

Occupying an outstanding position with views over open countryside a superb 5 bedroom detached family house of 4,381 sq ft with a detached stable block

Distances

Stratford upon Avon 1.2 miles
Warwick 9 miles
Warwick Parkway 10 miles (trains to London Marylebone from 69 minutes)
Leamington Spa 12 miles
Coventry 20 miles
Solihull 25 miles
B'ham International Airport 27 miles
Rugby 29 miles
Birmingham 29 miles
(approximate times and distances)

Accommodation

Entrance porch • Reception hall • Cloakroom • Sitting room • Dining room • Garden room * Study • Kitchen / Breakfast / Family room • Utility room • 5 Bedrooms (2 En-suites) Bedroom 2 with balcony • Principal bathroom • Garage • Stable bloc with tack room • Gardens and grounds

Location

221 Banbury Road occupies the last plot on the Banbury Road and is located 1.2 miles from Stratford upon Avon town centre. Stratford upon Avon has an excellent range of restaurants, shops and recreational facilities and is the region's cultural centre and the home of the Royal Shakespeare Theatre. The area is well served by schools including Stratford Prep School, King Edward Grammar School for Boys and Shottery Grammar School for Girls in Stratford upon Avon. Warwick Boys as well as Warwick Prep and Kings High School for Girls in Warwick. In addition, the Kingsley School in Leamington Spa, Princethorpe College, Rugby School and The Croft Prep School in Stratford upon Avon.

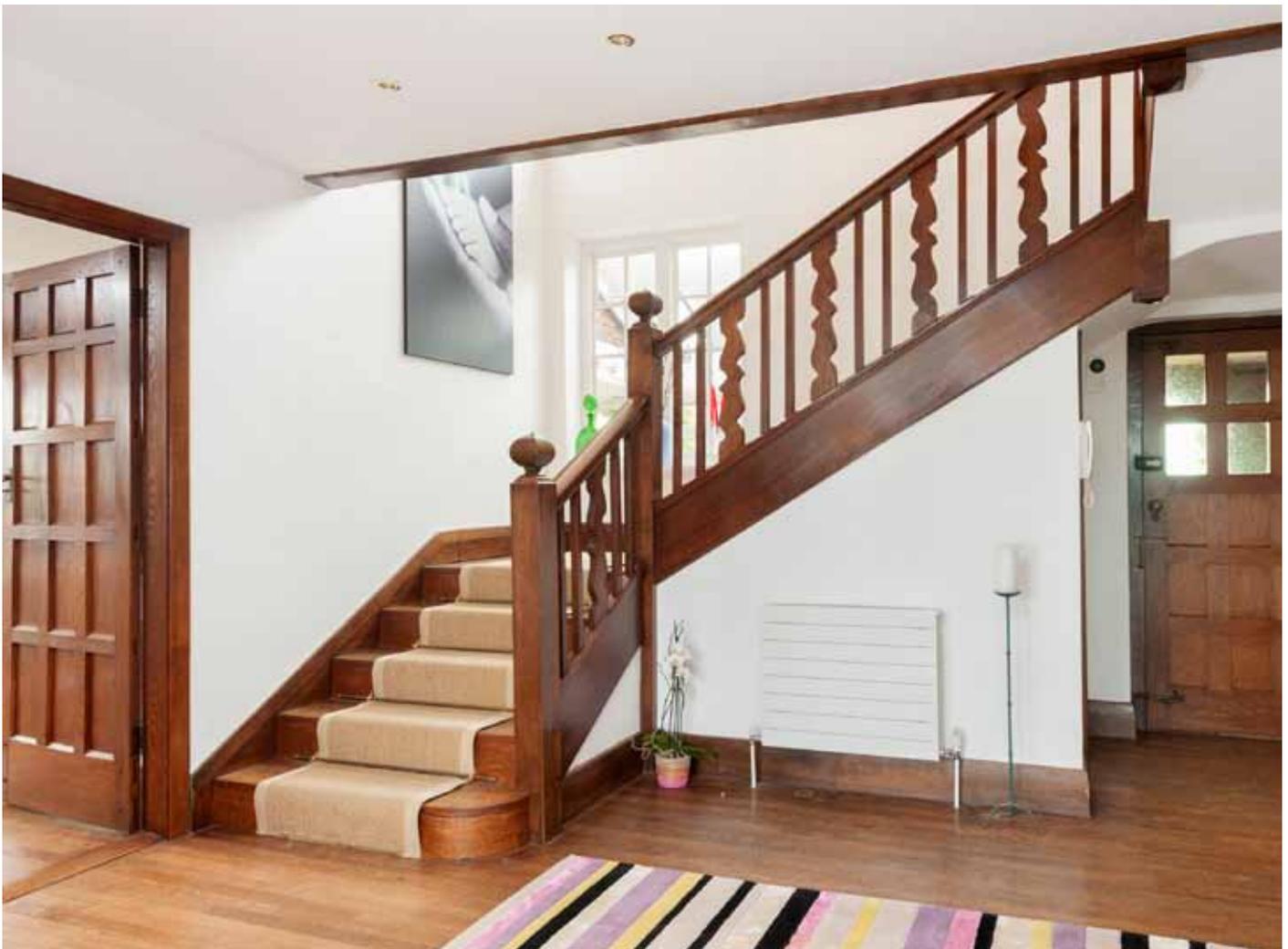
Golf courses are at Stratford-upon-Avon and Leamington Spa, Tadmarton and Brailes, racing is at Warwick and

Stratford and fishing and sailing at Draycote water. There are a number of livery yards in the area and polo is at Southam and Cirencester.

221 Banbury Road is 15 miles away from Junction 15 of the M40. Trains are from Royal Leamington Spa and Warwick Parkway on the Chiltern Railway line to London Marylebone and run from 69 minutes.

The Property

221 Banbury Road was constructed in 1927 and occupies the last plot of the Banbury Road before leaving Stratford upon Avon and therefore has superb views over open countryside. The current owner has skillfully extended and modernized the property to offer contemporary family accommodation yet retains many period features from







the 1920's to include oak flooring, oak internal doors and stone fireplaces.

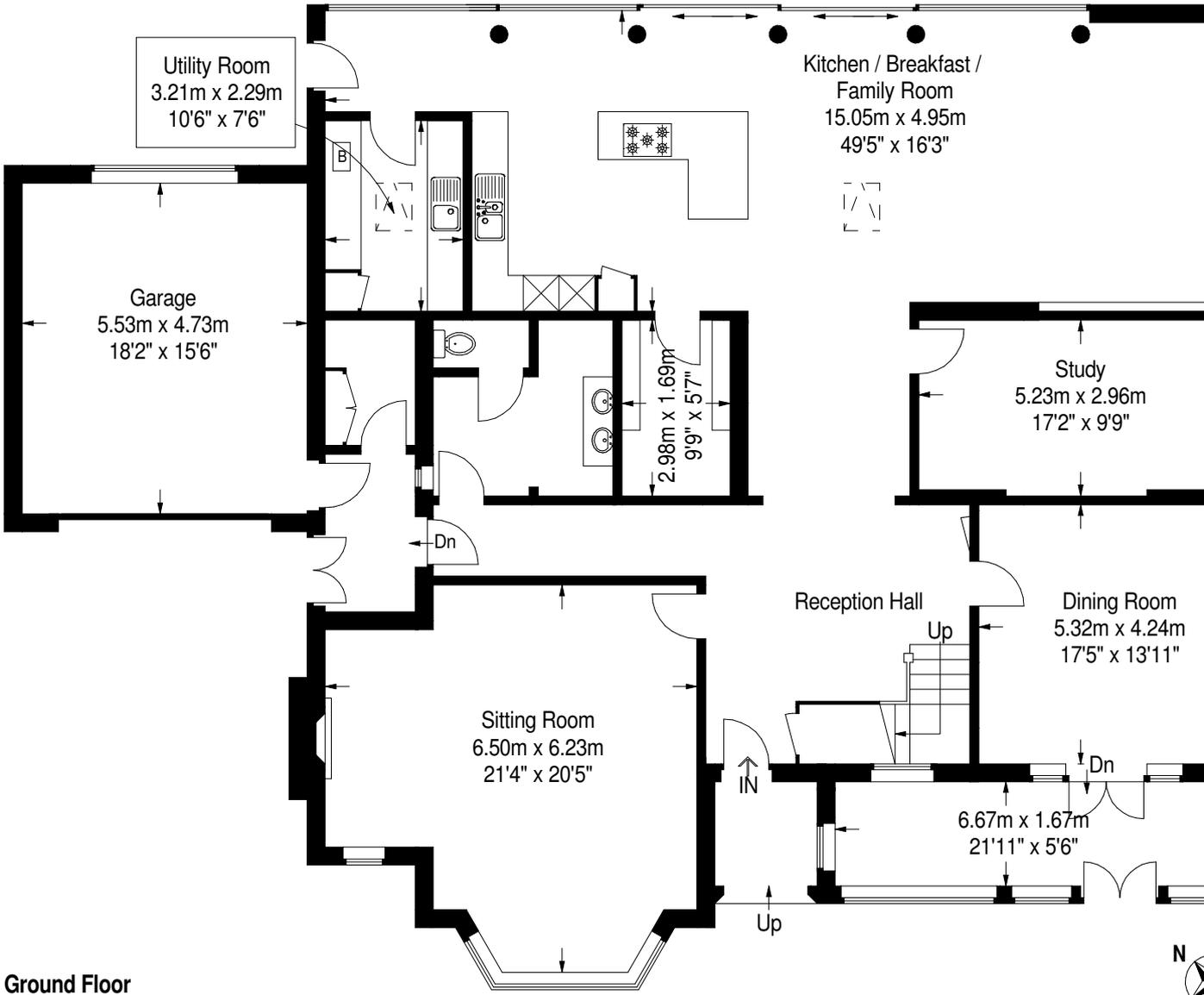
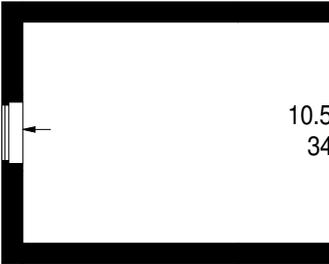
The entrance porch leads to the reception hall, with oak floor, oak stair case and oak doors to the ground floor rooms. The sitting room has a bay window overlooking the front elevation, exposed ceiling beam and a stone fireplace with gas fire. The separate dining room has a bay window overlooking the side elevation with views across open countryside, oak floor and double glass and oak doors to the front garden room. The study also overlooks the side elevation and has views across open countryside.

The rear of the property has been considerably extended to provide a superb Kitchen / Breakfast / Family room. The kitchen has been fitted with a range of contemporary units with white work surfaces and inset sink with glass splash back area. From the kitchen, there is access to the walk in pantry and utility room with fitted units and space and plumbing for

the washing machine and tumble dryer. Sliding doors provide access to the rear garden. On the first floor are five bedrooms, the principal bedroom has an en suite bathroom with walk in shower, free standing bath, wash hand basin and wc. Bedroom two has a balcony overlooking

the front elevation and bedroom three has fitted wardrobes and an en suite shower room with shower, wash hand basin and wc. The bathroom has a fitted white suite to comprise bath, wash hand basin, wc and separate shower.



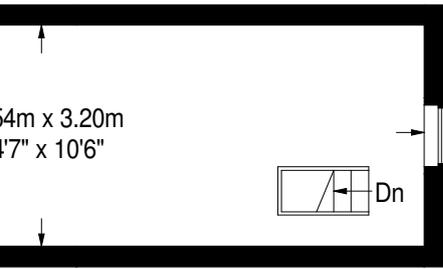


Ground Floor

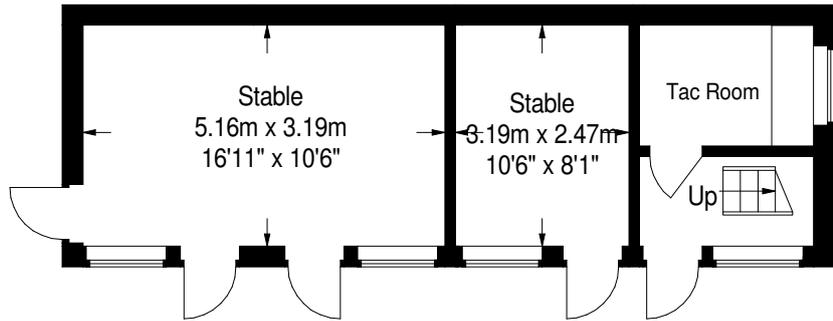
Approximate Gross
 407 sq m /
 Stable Block = 68
 Total = 475 sq

Illustration for identification
 measurements are
 to scale. © pro

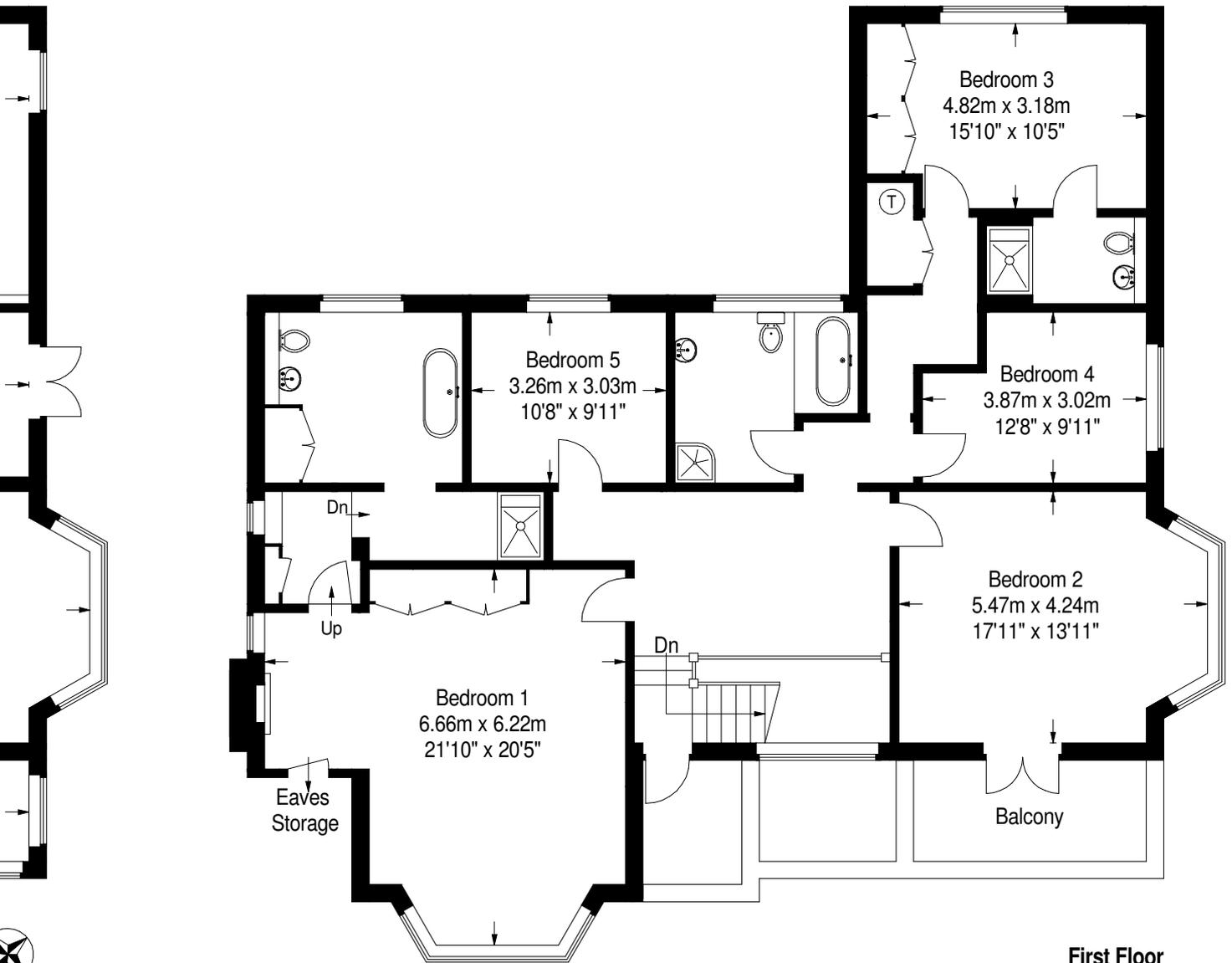
Stratford-Upon-Avon



Stable Block - First Floor



Stable Block - Ground Floor



First Floor

Total Internal Area
 4381 sq ft
 405 sq m / 732 sq ft
 405 sq m / 5113 sq ft

For information purposes only,
 these are approximate, not
 guaranteed. Propertybox.org



Gardens and Grounds

The property is approached via electric vehicular gates to a drive way that provides access to the front and side of the property. The front garden is well stocked with established flower and shrub borders and the rear garden is laid to lawn with established flower and shrub borders and a patio area adjoining the rear of the house, ideal for alfresco dining. At the bottom of the rear garden is a detached brick stable block comprise to stables and a tack room on the ground floor and a staircase to the first floor storage area.

Tenure

The properties are Freehold.

Services

Mains electric, gas, water and drainage are connected to the property.

EER Rating

C (72)

Local Authority

Stratford upon Avon District Council
+44 (0) 1789 267575

Fixtures and Fittings

Only those items mentioned within the Stephen Parry & Company brochure are included. All other items are expressly excluded but may be available by separate negotiation.

Viewing

Strictly by appointment with Stephen Parry & Company on 01926 883311.

Directions

From J15 (M40) northbound take the second exit onto A46 towards Stratford upon Avon and at the next roundabout take the first exit onto the Warwick Road and continue along into Stratford upon Avon and onto the Bridgeway. At the traffic lights turn left and over the river bridge and at the next roundabout take the first exit onto the Banbury Road. Continue up the Banbury Road and 221 Banbury Road is the last property located on the left (CV37 7HT).

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