



Victoria Spa Lodge  
Bishopton Lane | Stratford upon Avon | CV37 9QY

# VICTORIA SPA LODGE

---

A magnificent period property backing onto a picturesque canal on the outskirts of Stratford-upon-Avon. Refurbished with seven double bedrooms, seven en-suites, family bathroom, drawing room, dining room, office, kitchen, utility room, conservatory, cellars, private garden, and parking. Offering versatile and flexible living accommodation from family home, home with income, separate annex, and business.









#### Ground Floor

Steeped in history, this late Georgian building was opened as a spa hotel by Queen Victoria six weeks before her coronation, hence the name. Completely re-furbished in the last four years, the layout allows the whole house to be used as one residence or to have a separate annex with its own entrance.

The outer porch is a beautiful glass area with the original doors and windows that retain the period style. The reception hall retains the original victorian tiles, dado rail, high ceilings and original coving. A panoramic painted Chinese landscape ties it together to convey a feeling of historic grandeur. The drawing room is well proportioned with two windows, one with shutters; the other is a large bay window that has delightful views of the garden. The fireplace is at one end with wooden floorboards throughout the room. The dining room with bookcase and chandelier has a stately feel to it. The family kitchen is spacious with a breakfast room and living area which leads onto a charming conservatory and enclosed courtyard. The second kitchen/utility room has ample storage, an oven, fridge/freezer, and integrated appliances. The outside utility room has further storage units, a washing machine.





























#### First Floor

There are six double bedrooms on the first floor all with en suites and a separate cloakroom on the landing with a W.C. and basin. The first three bedrooms are spacious, retain plenty of period features and character with original fireplaces, delightful views of the grounds, built in storage and extremely well presented modern en-suites with showers, basin, and W.C. The fourth and fifth double bedroom is currently being used as a master suite area with one room being a bedroom with en-suite W.C. and basin, the other room is a large dressing room with spacious en-suite, shower, W.C. and basin.









A door from the dressing room allows you to access the accommodation to the rear of the house from upstairs however this can be closed to create a separate annex. Leading through the door you then have the seventh double bedroom, currently being used as an office which looks directly out to the canal. The bathroom has a bath, W.C. and basin and there is a separate dressing room. The spiral staircase leads down to the ground floor at the rear of house.

#### Second Floor

The stairs lead up to the second floor with a galleried landing large built in storage cupboard and two further good-sized double bedrooms both with en-suites, plenty of original features, exposed beams, and character. Both en-suites are modern and well presented with a shower, W.C. and basin in each.









#### Cellar

The cellar has full head height, electricity and is made up of several chambers, one of them a games room. All chambers offer excellent storage space.

#### Outside

The property has a gravel drive leading up to Victoria Spa Lodge with delightful grounds surrounding three sides of the house. To the front the garden is made up of mainly lawn, flower beds, mature trees, and shrubs. To the rear and side of the house is a lovely mixture of courtyard garden, patio areas and the canal runs right behind the property allowing access directly from the house onto the canal path to walk into town! The garden is private and secluded with ample parking.













## Location

---

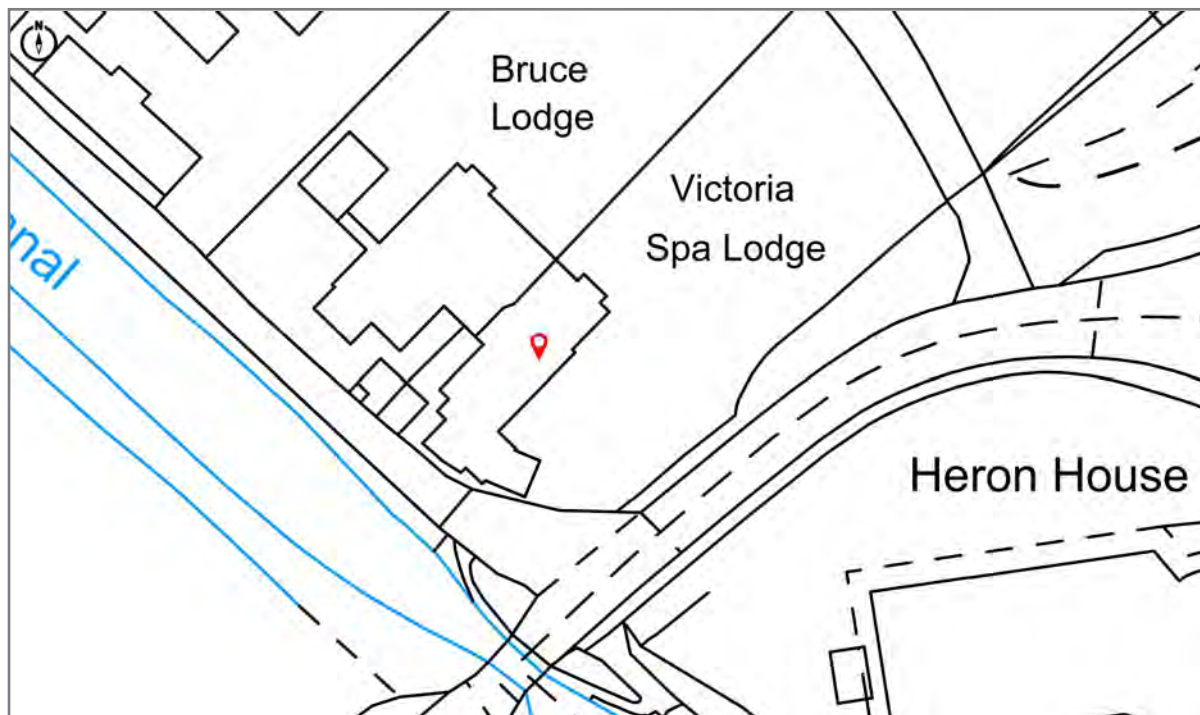
Internationally famous as the birthplace of William Shakespeare, Stratford is home to the Royal Shakespeare Theatre. Attracting ten million visitors a year, this prosperous riverside market town has numerous fine restaurants, inns, bars, and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre. The property benefits from being within walking distance of the town centre.

Seven miles away, Junction 15 of the M40 provides access to Birmingham to the north, London to the south and the national motorway network. Warwick and Leamington Spa are less than a fifteen-minute drive and Birmingham International airport is under 30 minutes. There is a direct line train service to London from both Leamington and Warwick Parkway. The Cotswolds are just to the south.









#### Services

The property is connected to all mains services.

#### Tenure

Freehold

#### Local Authority

Stratford upon Avon district council

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

#### Website

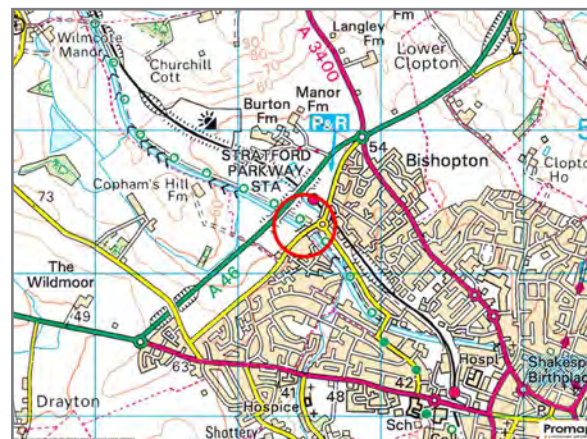
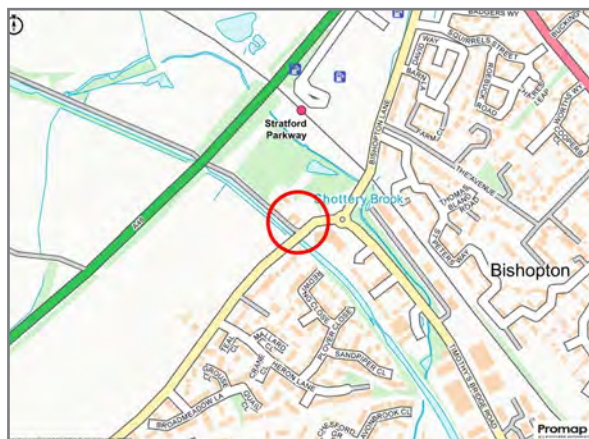
For more information visit [www.fineandcountry.com/uk/stratford-upon-avon](http://www.fineandcountry.com/uk/stratford-upon-avon)

#### Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Appointments by arrangement

#### Directions

The postcode to the property is CV37 9QY







EPC Exempt









CLARE REEVES  
PARTNER AGENT

Fine & Country Stratford-upon-Avon  
07836 269363  
email: [clare.reeves@fineandcountry.com](mailto:clare.reeves@fineandcountry.com)

Clare's background is in finance, business development, sales and marketing . Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



”

*I've found Clare to be not only utterly professional, but also honest, genuine and sincere. When the relatively straightforward sale of a modest detached home became a bit 'problematic', Clare stepped up and handled the whole thing in her usual cool, calm manner. Simon A 5/12/17*



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



Fine & Country

Tel: +44 (0)1789 332 600

[stratford@fineandcountry.com](mailto:stratford@fineandcountry.com)

5b Chapel Street, Stratford-upon-Avon, Warwickshire CV37 6EP

