



STRATFORD-UPON-AVON

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SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**29 KIPLING ROAD  
STRATFORD-UPON-AVON  
WARWICKSHIRE  
CV37 7JZ**

1 mile from Stratford town centre  
8 miles to Junction 15 of the M40 Motorway  
11 miles to Warwick and Leamington Spa

**AN EXTENDED TRADITIONAL SEMI-  
DETACHED THREE BEDROOM HOUSE  
IN THE POPULAR BRIDGETOWN  
DEVELOPMENT SOUTH OF THE RIVER  
AVON.**

- Entrance Porch & Hall
- Guest WC
- Sitting/Dining Room
- Living Room
- Kitchen Breakfast Room
- Study
- Three Double Bedrooms
- Bathroom & separate WC
- Garden
- Driveway &
- EPC Rating D

**VIEWING STRICTLY BY APPOINTMENT  
01926 640 498  
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**Stratford-Upon-Avon** is a thriving market town on the banks of the river Avon. The town centre offers a wide and varied range of shopping, leisure, eating and entertainment facilities, including the home of the world famous Royal Shakespeare Theatre.

The town is well placed for access to the M40 Motorway at Junction 15, the neighbouring towns of Warwick and Leamington Spa (11 miles distant) and the glorious Cotswold Hills (8 miles distant).

Kipling Road is situated on the popular Bridgetown development, South side of the River Avon and allows for a pleasant level walk of approximately 15 minutes into the town centre.

**29 Kipling Road** comprises a semi-detached three-bedroom house understood to have been originally constructed in the late 1960s. Subsequent alterations and improvements by the current owners include ground floor extension to the front and rear of the property, plus the conversion of the former integral single garage into a study and ground floor guest cloakroom.

The property now offers an exciting opportunity to purchase a traditional, spacious, well balanced home, presented to the market for the first time in over five decades in this desirable part of Stratford-Upon-Avon.

## GROUND FLOOR

**Entrance Porch** with glazed front door, window to side and wood flooring. **Entrance Hall** with under stairs storage. **Guest WC** with wall-mounted wash hand basin, WC and obscured glazed window. **Study** with outlook to front of the property, wood flooring and built-in cupboard. **Living Room** outlook to the front of the property and window to porch. **Sitting Dining Room** with part-vaulted ceiling and glazed roof, sliding patio doors opening to garden and fireplace with coal effect gas fire. **Kitchen/Breakfast Room** outlook to the rear of the property and fitted with a range of matching units under granite effect worktops to three walls, returning to the centre of the room with a breakfast bar. Integrated fridge, separate freezer, electric cooker with extractor hood over, space and plumbing for

washing machine and space for microwave. Tiled floor, wall-mounted gas fired boiler and glazed door opening to garden.

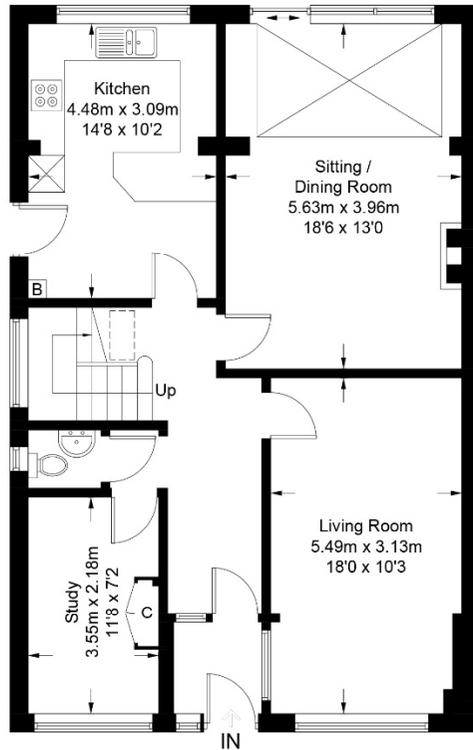
## FIRST FLOOR

**Landing** obscured glazed window to side, access to loft space and airing cupboard with hot water cylinder. **Bedroom One** outlook to the front of the property. **Bedroom Two** outlook to the rear of the property. **Bedroom Three** outlook to the front of the property. **Bathroom** fitted with walk-in shower with glazed screen and electric shower unit. Pedestal wash hand basin, tiled floor, tiled walls, towel radiator, extractor fan and obscured glazed window. **WC** with close coupled WC, tiled floor and obscured glazed window.

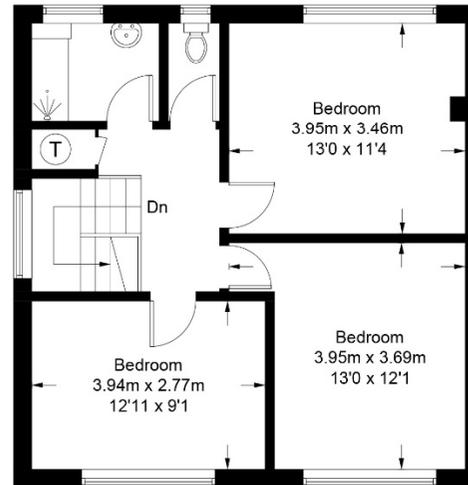
## OUTSIDE

To the front of the property, a tarmac driveway provides parking for two vehicles. Ornamental garden with flowers, mature trees and decked seating area. Outside lighting. Pedestrian gates to the side of the property lead to a covered walkway with access to rear garden. Laid partly to lawn with ornamental flower beds, pond, paved pathway and mature plants and shrubs. Timber built shed. Outside water supply.





**Ground Floor**  
81.2 sq m / 874 sq ft



**First Floor**  
52.2 sq m / 562 sq ft

Approximate Gross Internal Area = 133.4 sq m / 1436 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1277329)

#### IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

## GENERAL INFORMATION

#### Tenure

Freehold with Vacant Possession.

#### Services

Mains water, drainage, gas and electricity are connected.

Mains Gas fired central heating.

Ofcom Broadband availability: *Ultrafast*.

Ofcom outdoor Mobile coverage good - variable: *O2, 3, EE, Vodafone*.

#### Council Tax

Payable to Stratford District Council, Listed in Band E

#### Energy Performance Certificate

Current: 68 Potential: 75 Band: D

#### Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

#### Money Laundering Regulation & Proceeds of Crime Act

Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property.

Our office will outsource the initial checks to a partner supplier who will contact you once you have had an offer accepted on a property. The cost of these checks will be advised to you by the agent. These charges cover the cost of obtaining relevant data, checks and monitoring which might be required. This fee will need to be paid by purchaser/s in advance of issuing a memorandum of sale

#### Directions

CV37 7JZ

From the town centre, cross Clopton Bridge and continue into Banbury Road. Take the first right into Bridgetown Road and continue to the end, following the road around the corner into Kipling Road. The property will be found on the left opposite Azalea Road.

What3Words:

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CS2319/02.03.2026

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