

THE MODERN HOUSE



Stratford-upon-Avon, Warwickshire
£2,200,000 Freehold

Avenue Road II

Grade II-listed and with an internal footprint of over 4,500 sq ft, this six-bedroom house in Stratford-upon-Avon is wonderfully true to its 1930s origins. Historic features inside and out have been lovingly looked after, with contemporary additions respectful of its modernist bones. Wrapped by peaceful grounds with plenty of mature planting and specimen trees, the house has a secluded feel, despite the town centre being reachable in 15 minutes on foot.

The Tour

Built in 1934 to the design of architect H.W. Simister of Birmingham, the house is a stellar example of the international modern movement popular at this time.

Almost fort-like at first glance, the house's long profile is shaped by Crittall-style windows in both horizontal and vertical formations. Its striking red-brick silhouette contrasts with the surrounding verdant gardens. There are two double garages to one end, although an expansive shingled driveway has room to park plenty of cars.

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The house's primary entrance sits at the top of a short flight of stairs, beneath an original flat moulded canopy. The horizontally banded oak front door opens to an entrance port. This connects to a long corridor, the artery to the main part of the house, and the magnificent stair hall – a harmony of volume, light, shadow, texture and materials.

Several rooms fan out from here, beginning with a smart office tucked into the left corner. Turning clockwise, there is an expansive living room with warm-toned flush panelled walls, oak strip sprung flooring and a centrally positioned fireplace. A typically modernist corner window looks to the mosaic of garden greenery outside while bringing in a lovely quality of natural light.

Connecting doors link to the adjacent dining room, beautifully panelled in stripes of contrasting wood. This is a wonderfully considered room with plenty of space for a large dining set up – perfect for hosting, or for those most special occasions.

A large kitchen has been practically laid out to suit both family and social life. Banks of crisp cabinetry and a large central island afford plenty of counter area, and there is space for an additional sitting area or a second dining table. A handy utility room sits adjacent. Towards the end of the plan is a garden room, which is also a lovely place to work, study or create.

The open-well stair, set within the entrance hall, is lined with full-height lusted flush panelling and has matching balustrading. A curving handrail sweeps past the two-storey window set within a canted bay, bathing the treads with light.

On the first floor are six bedrooms, each with a leafy outlook and distinctive nods to modernist style. All are bright and have leafy views over the house's gardens. Three of the rooms open to a south-facing balcony along the main façade, the perfect spot for a morning coffee. The floor is well-served by three bathrooms and two WCs.

Although all the bedrooms are well-proportioned, the main suite is particularly generous, with a colourful en suite complete with original fittings. The bedroom opposite is used by the current owners as a dressing room.

At the far, western end of the plan, a media and games room provides additional generous living space. A small kitchen and bar are neatly positioned in one corner and a glazed screen extends the possibilities for entertaining onto a substantial roof terrace.

Particularly impressive panoramas can be seen from the second-floor roof terracing, where on a clear day all three of the surrounding counties come into view.

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Outdoor Space

Externally, a sheltered terrace unfolds across the southerly façade of the house, providing a secluded space for hosting in the summer months. The immediate curtilage is laid to lawn, edged intermittently with boxed hedging. The broader gardens encompass delightful areas of mature deciduous trees and conifers, adding colour and splendour throughout the seasons. A detached garden store is also included in the plot.

The Area

Stratford-upon-Avon is a medieval market town with a reputation for great cultural offerings and striking historic architecture. The town sits centrally in Warwickshire, with Leamington Spa to the north and the top of the Cotswold Area of Outstanding Natural Beauty on the southern county border. Avenue Road is situated on the north side of Stratford-upon-Avon, just a quick walk from the town's centre.

Perhaps best known as the birthplace of William Shakespeare, Stratford has several heritage sites that honour the playwright's life and work, including the Shakespeare Birthplace Trust and the Royal Shakespeare Company. Cultural offerings beyond the Bard are aplenty too, with an Everyman Cinema and easy access to Compton Verney, an 18th-century manor house with a renowned art collection and expansive grounds.

The town has established an impressive reputation for great dining, including the family-run Loxleys; The Woodsman, for a tour de force Sunday Roast; Sorrento, for traditional Italian cuisine; and the Michelin-starred Salt. Planetarium is great for a hearty plant-based lunch, while MOR serves up delicious pastries and locally roasted coffee.

The River Avon runs through the town, bringing with it the picturesque Stratford Riverside Walk. Just north of Avenue Road is Welcombe Hills and Clopton Park, an expansive green space ideal for walks across flower-rich grassland, through woods and around ponds. The Cotswolds AONB can be accessed by car and is home to rambling country paths, cosy fire-lit pubs and chocolate-box villages.

There are several excellent state and private schooling options close to Avenue Road. Ofsted "Outstanding"-rated Stratford Primary School is around a 20-minute walk away, with Stratford Girls' Grammar and King Edward VI School excellent nearby state secondaries. The private Stratford Preparatory School, King's High School, and Warwick School are also all within easy reach.

Stratford-upon-Avon centre is 15 minutes on foot, or seven minutes by car, from the house. From here, train services run to London Marylebone in just over two hours and to Birmingham in less than an hour. The A46 can be easily reached from the house, connecting to the nationwide motorway network via the M40 for travel north and south.

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Council Tax Band: G

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.