



5 Hathaway Lane  
Stratford-upon-Avon | Warwickshire | CV37 9BL

FINE & COUNTRY



# 5 HATHAWAY LANE

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An exceptional family home set in over a third of an acre, blending timeless charm with contemporary style. Meticulously extended and thoughtfully renovated over the years, the property offers numerous living spaces including a stunning open-plan kitchen/dining/family room opening to landscaped gardens, and a garden room that offers seamless indoor-outdoor living. The first floor comprises five double bedrooms, including a luxurious principal suite. The ground floor offers the flexibility to accommodate a sixth bedroom, along with a wet room. This home offers remarkable space and flexibility. Presented in excellent condition and offered with no onward chain.







### Accommodation Summary

Extended in 2003 and 2020, with major renovations and upgrades completed in 2013, the residence offers spacious interiors ideal for modern family life. The impressive open-plan kitchen/dining/family room features French doors, complemented by a stylish zinc roof and Velux windows added during the 2013 refurbishment.

Bamboo herringbone flooring on the ground floor adds a refined touch to the elegant living spaces. The sitting room is a cosy retreat, featuring a gas-fired log-effect stove and a full library wall. A thoughtfully refitted wet room on the ground floor includes level-access showering, enhancing versatility and accessibility.

An opportunity for a sixth bedroom is conveniently located on the ground floor, offering flexibility for guests, multi-generational living, or use as a home office. Throughout the property there is an abundance of built-in and well-planned storage, making it particularly well-suited for family living.

Upstairs, five generously sized double bedrooms are arranged in separate wings to ensure privacy, including a luxurious principal suite with a bespoke five-piece en-suite and fitted wardrobes. Bedrooms three and four benefit from a stylish Jack and Jill shower room, making this an ideal layout for families or guests.

























# Seller Insight

“ Back in 2000 we spotted that this house, hidden behind its high Leylandii hedge was full of potential and would be perfect for our young family. Twenty five years later, after various building projects, it is clear that all those dreams were met. We have been very happy here.

We were able to celebrate both our Silver Wedding Anniversary and my parents Golden one in marquees in the garden - caterers vans on the drive along with portable toilets, a band playing a brilliant set, and wine flowing for 120 guests! Such happy memories.

We also have wonderful memories of more intimate gatherings but just as noisy at Christmas time, as well. The dining room table with its false top seating 16 of us all together, eating and laughing. Quieter times here too. Sitting at the kitchen table enjoying a cup of tea, sun flooding in, with one eye on the garden while reading the paper or basking in the low winter sun in the garden room.

The house is friendly with spaces to be together but also with spaces to be apart. We were keen that each of our children had rooms that were similar in size and could include a bed, a desk, and space for a friend to sleepover. Nanny was able to stay comfortably too, in her own space on the ground floor.

We had our Sleeping Beauty moment shortly after moving in, when we removed the Leylandii hedge and became part of the lane. We replanted with a white and scented border for neighbours passing by to enjoy. There is a lovely sense of community here with an active WhatsApp group that is kind and helpful.

We have all enjoyed a wonderful time here, but our youngsters have all moved on now, with families of their own, so I hope that the new residents enjoy number 5 as much as we have and continue making joyful memories in this lovely home.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























## Outside

Mature and well-maintained gardens provide a tranquil retreat with ample space for entertaining. Practical additions include a double garage with rear access, a powered outbuilding, and a generous in-and-out driveway offering plentiful parking.

Planning permission for solar panels offers potential for sustainable improvements.











# LOCATION

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Stratford-upon-Avon is internationally famous for being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars, and coffee shops. There is an excellent choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, a swimming pool, and a leisure centre. The M40, Junction 15, is seven miles away and provides access to Birmingham to the north, London to the south, and the national motorway network.

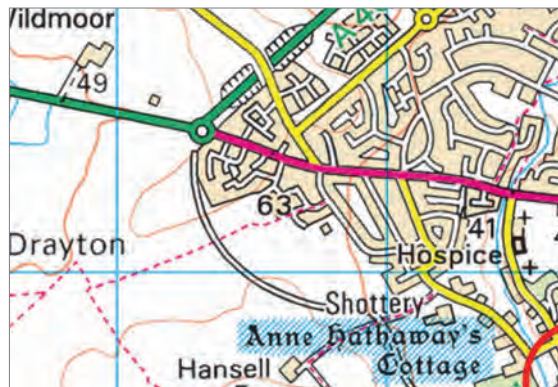
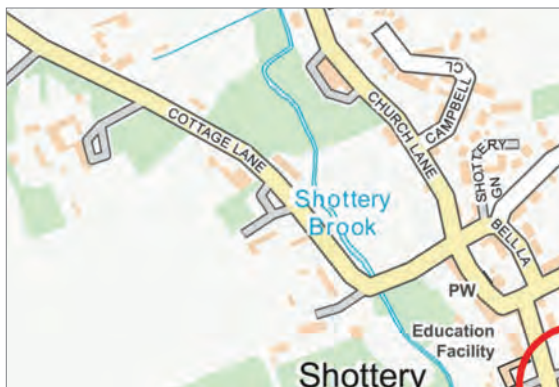
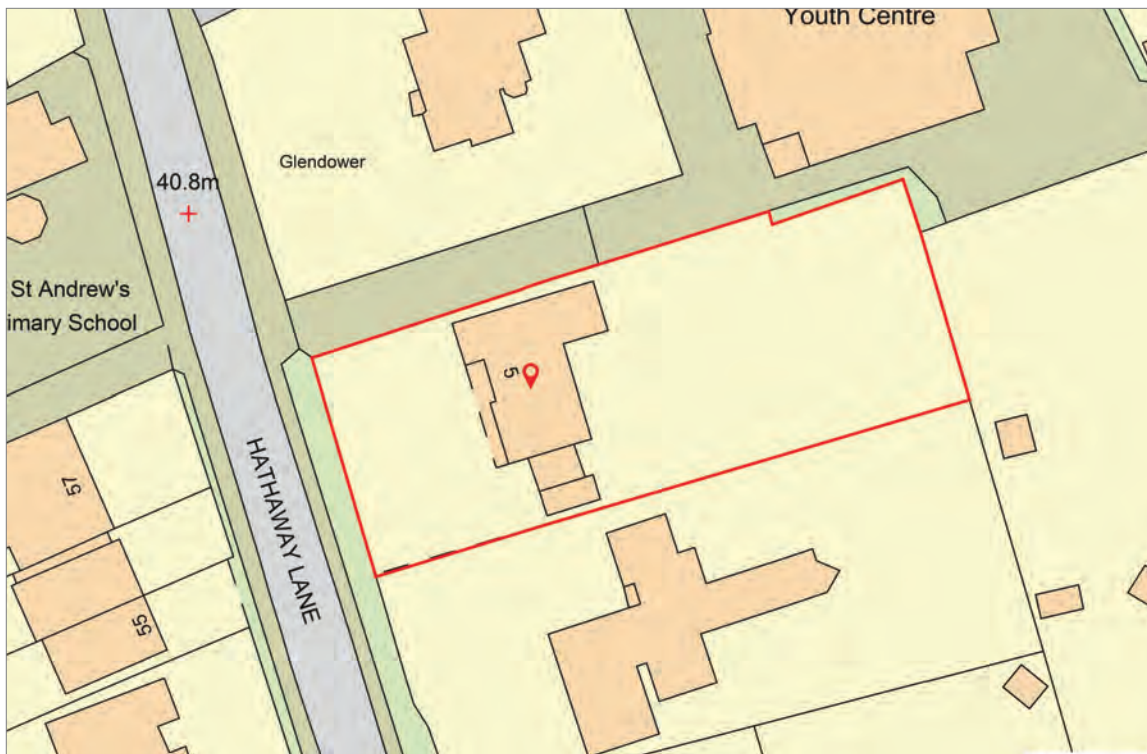
Warwick and Leamington Spa are less than a ten-minute drive away and Birmingham International airport is under 30 minutes. Leamington Spa and Warwick both provide a direct train service to London, as well as additional shopping facilities and schooling.

The Cotswolds are within striking distance of the town. The area is well served by schools including The Croft Prep School, King Edward Grammar School for Boys, Shottery Grammar School for Girls, and Stratford High School.









## Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band G - Stratford-on-Avon District Council

Property Construction - Standard - brick & tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Mains

Heating - Mains gas

Broadband - Ultrafast FTTP Broadband connection available - we advise you to check with your provider.

Mobile signal/coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Double garage and driveway parking for 4+ cars.

Special Notes - The property has a legal right to use a shared sewer or drain that runs through a neighbouring property. The owner must pay a fair share of maintenance and repair costs for the shared sewer.

## Viewing Arrangements

Strictly via the vendor's 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)

## Directions

### Opening Hours:

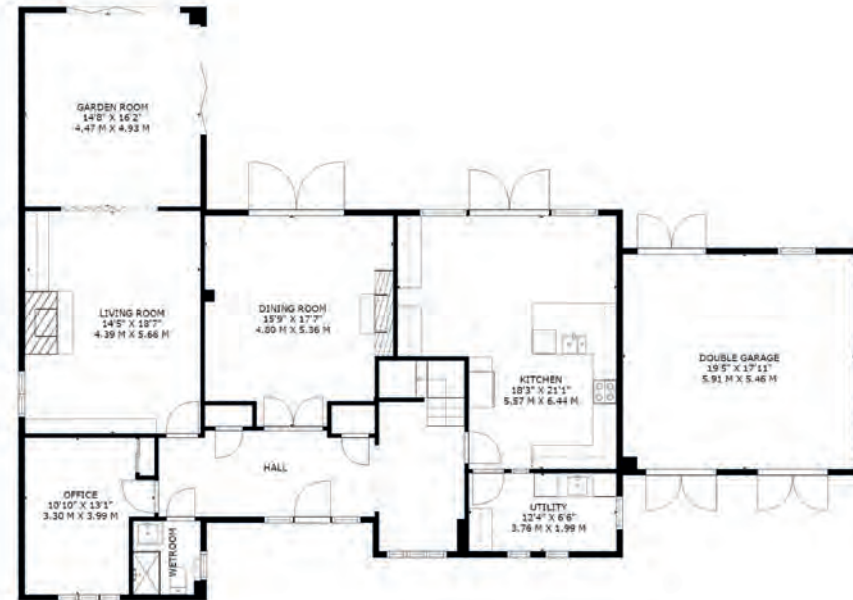
Monday to Friday	9.00 am-5.30 pm
Saturday	9.00 am-4.30 pm
Sunday	Appointments by arrangement







FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA: 3041 sq ft, 283 m<sup>2</sup>  
 LOW CEILINGS: 203 sq ft, 18 m<sup>2</sup>  
 DOUBLE GARAGE: 347 sq ft, 32 m<sup>2</sup>

**OVERALL TOTALS: 3591 sq ft, 333 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 08775854, VAT Reg No 178445472. Registered Office: 5 Regent Street, Rugby, CV21 2PE. Printed 07.08.2025











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Since entering the property industry in 2019, I have built a reputation for commitment to client satisfaction. I have completed the Level 3 Rightmove Estate Agent course, which has equipped me with skills and knowledge.

Throughout my career, I have demonstrated a consistent track record of professional development. I am a proud recipient of the award for the most referrals sent within my international company, highlighting my strong network and the trust I have earned from clients and colleagues. As a result, I was asked to deliver a speech to our international license owners at our conference in Portugal. In 2022 I completed a level 7 diploma in Interior Design. My proactive approach to continual learning reflects my professional service to clients.

I support property sales over several Fine & Country offices in the UK. I specialise in the upper quartile property market in the Stratford-Upon-Avon area and have a passion for helping people move and secure the best price for their home. I provide a bespoke, tailored plan to aid a seller's move using Fine & Country's outstanding marketing tools. Whether you are buying or selling, I aim to provide expert guidance and achieve the best possible outcomes.

YOU CAN FOLLOW EMILIA ON



## 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 over 300 locations, spanning Europe, Australia, Africa and Asia, we combine 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.



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