



# FOR STARTERS



OFFERS OVER  
£440,000

## MAIN COURSE

\*Charming Character Home in the Heart of Shotton\*

Nestled in the picturesque village of Shotton, just a short stroll from Stratford-upon-Avon town centre, this beautifully presented period home offers an ideal blend of character, space, and modern living.

Stepping inside, you're welcomed by a bright and practical entrance hall—perfect for coats and shoes—before entering the impressive open-plan living and dining area. This generous space is both inviting and versatile, featuring a cosy log burner and patio doors that open onto the rear garden, creating a seamless connection between indoor and outdoor living.

The newly fitted kitchen is a real highlight, thoughtfully designed with classic shaker-style units, quartz worktops and plenty of storage. Adding a touch of luxury, the kitchen also features underfloor heating. A door leads directly out to the garden, making it a practical yet stylish space for cooking and entertaining.

Upstairs, the first floor hosts two well-proportioned double bedrooms, with the main bedroom enjoying a front-facing position and the second offering lovely views over the garden. The family bathroom has been tastefully updated, featuring a modern white three-piece suite.

A further staircase leads to the impressive loft conversion—a

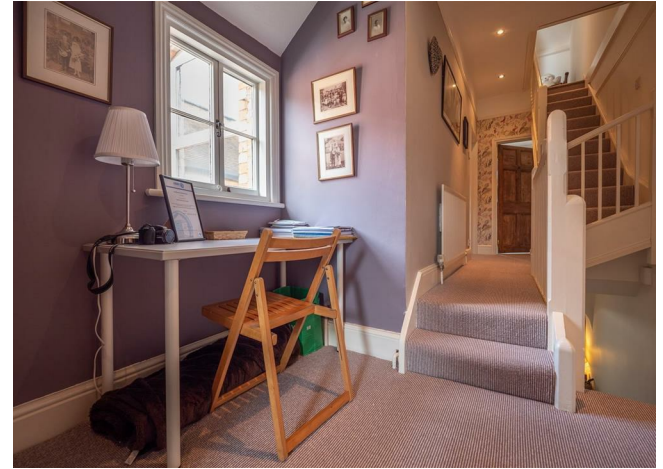


substantial and flexible space that could serve as a guest room, home office, or additional storage.

The rear garden is a fantastic size, fully enclosed and thoughtfully landscaped with a patio area, lawn, and mature planted borders. A pathway leads to a useful outhouse/storage room, offering even more practicality.

Parking is readily available to the front of the property, adding to the convenience of this charming home. There may also be an opportunity to take over the use of a paid parking space just round the corner from the property.

A rare opportunity in a sought-after location—viewing is highly recommended to appreciate the space, character, and high-quality finish on offer.



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - D



South West Facing  
Garden



Mains Gas, Electric,  
Water & Drainage



Heating System  
Gas Central Heating



Shottery Primary  
School  
Stratford Girls  
Grammar

WHY NOT TAKE  
A LOOK INSIDE?  
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**TOTAL FLOOR AREA**

109.34 sq m / 1176.92596 sq ft

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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