



FOR STARTERS



OFFERS IN EXCESS OF
£450,000

MAIN COURSE

Nestled in the picturesque and highly sought-after village of Alveston, close to the historic town of Stratford-upon-Avon, this delightful character cottage offers a blend of charm and spaciousness that's truly captivating. From the outside, this unique property presents as a traditional cottage, yet stepping inside reveals unexpectedly generous spaces filled with original character features that create a warm, inviting home.

Approaching the property, steps lead up to a useful storm porch and inner porch with space for storage which opens into a welcoming entrance hallway. This area, complete with flagstone floors and is brimming with period charm, stairs lead up and double glass doors to the right offer an enticing glimpse of the lounge. Here you will find the cozy yet comfortable lounge, a truly inviting space with a feature fireplace, beamed ceiling, the flagstone floor continuing from the hallway and a charming bay window that fills the room with light. The lounge is surprisingly large for a cottage and offers a wonderful spot to unwind and entertain guests.

From the lounge, a door leads to the spacious kitchen/diner at the rear of the property. This area features practical yet attractive tiled flooring and a hand-built oak kitchen that continues the cottage's country feel. A full-size Aga is at the heart of this social space, along with plenty of cupboard and food preparation areas. A Belfast sink sits in front of a good sized window which overlooks the garden, adding to the rustic charm. Integrated appliances, including a fridge/freezer, dishwasher, and washing machine, add both convenience and style without interrupting the pleasing aesthetic. The kitchen is hand made with loving detail from solid oak. French doors open from the kitchen dining space to the enchanting south-facing garden, perfect for relaxing or entertaining.

Upstairs, there are two comfortable double bedrooms, each with beautiful oak fitted wardrobes and original wooden floorboards, adding to the cottage's appeal. Both rooms are characterful and restful, featuring beams and cottage-style details. Similar in size offering an ideal equilibrium if entertaining the notion of a holiday cottage investment.

The re fitted shower room is presented in a neutral colour palette, half tiled, with corner shower and heritage style WC and sink. There is also a convenient heated towel rail. The preservation of original features and the utilisation of quality materials for the additions and renovations are prevalent throughout, showcasing a well maintained and



improved property all in keeping of its original aesthetic.

Outside, the garden is a true retreat. French doors from the kitchen/diner open onto a delightful patio area, leading to a raised lawn bordered by stone borders and beds, ideal for adding your personal touch. This private garden is complemented by a quaint outbuilding that could be repurposed as a storage area or a useful home office. There's also a charming willow seating area, adding a final touch to this tranquil outdoor space, which would lend itself to be brought back to its full potential charm.

Set within one of Warwickshire's most desirable villages, this home offers the best of both worlds: a peaceful haven within a vibrant community. Alveston boasts a popular village pub, a well-regarded restaurant, and a local church, while the neighboring village of Tiddington, just a short stroll away, provides additional amenities, including a convenience store with post office, multiple popular dining options, and a primary school.

This unique property is perfect for those seeking a quiet retreat while enjoying proximity to Stratford-upon-Avon's amenities, whether for a downsize, a cosy bolthole or even as a holiday cottage investment.

Call today for further information and to arrange your viewing - this charming cottage truly needs to be seen in person to be fully appreciated.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - D



South Facing Garden



All Mains
Services
Connected



Gas Central Heating
System



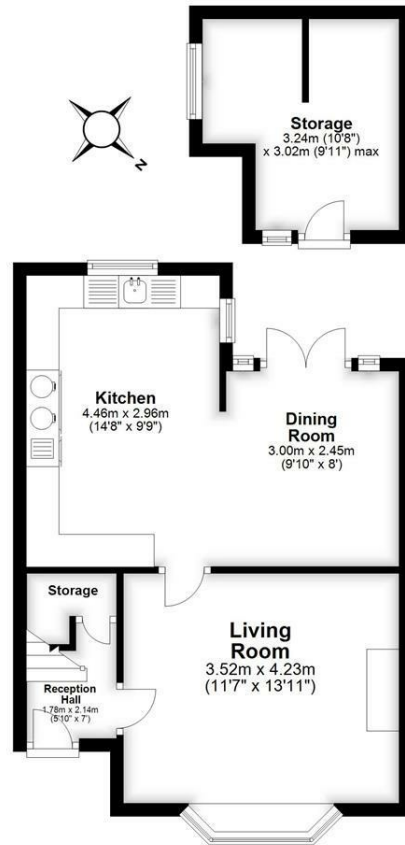
Alveston C of E Primary
School

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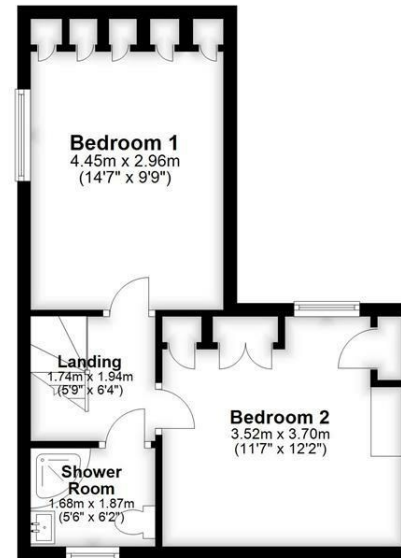
Ground Floor

Approx. 49.1 sq. metres (528.1 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.2 sq. feet)



Total area: approx. 82.6 sq. metres (889.2 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

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