



FOR STARTERS



OFFERS IN EXCESS OF
£410,000

MAIN COURSE

****3-Bedroom Link Detached Home in Idyllic Alderminster Village, North Cotswolds****

Tucked away in a peaceful cul-de-sac in the sought-after village of Alderminster, this beautifully presented three double bedroom link detached house offers spacious and versatile living in a picturesque North Cotswolds setting.

Step inside into a welcoming entrance hall with space for coats and shoes, leading through to a stunning living room to your left, complete with a feature fireplace and French doors opening directly onto the private rear garden — perfect for cosy evenings and summer entertaining.

Also off the hallway is a handy downstairs WC, and a spacious dining room, ideal for family meals and hosting guests. The dining room flows into a wide and light-filled conservatory with garden access, creating a delightful additional living space all year round. The well-appointed kitchen offers an abundance of cupboard storage and worktop space, ideal for keen cooks. With access to the side of the property, it's practical as well as well-designed. There is potential to create a large open-plan kitchen/dining area by removing the wall between these rooms (subject to necessary checks), offering modern living flexibility.

Upstairs, you'll find three excellent-sized double bedrooms. The master suite is particularly impressive, spanning the full width of the house and accessed via its own private corridor. It includes an en-suite shower room for added convenience. Bedrooms two and three are both generously sized and feature built-in wardrobes, making them ideal for family, guests, or home working. The immaculate family bathroom completes the upstairs accommodation and is a fantastic size.



Outside, the rear garden is a standout feature – private, spacious, and lovingly maintained by the current owners. It includes multiple dining and seating areas, a lush lawn, and mature borders, offering a tranquil outdoor haven perfect for relaxing or entertaining.

With its blend of space, charm, and countryside surroundings, this home is a rare find in one of the North Cotswolds' most desirable villages. Just a short drive to Stratford-upon-Avon and surrounded by scenic countryside walks, Alderminster offers village living at its finest.

A must-see property – book your viewing today to truly appreciate what's on offer.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - C



South East Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage



Heating System
Gas



Newbold & Tredington
Primary

WHY NOT TAKE
A LOOK INSIDE?
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GROUND FLOOR
APPROX. FLOOR
AREA 86.1 SQ.M.
(211 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 52.5 SQ.M.
(1135 SQ.FT.)

BUTCLIFFE AVENUE, STRATFORD-UPON-AVON
TOTAL APPROX. FLOOR AREA 138.6 SQ.M. (2987 SQ.FT.)

Every effort has been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property brochure. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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