



EDWARDS

ESTABLISHED 2007

STATION ROAD
WILMCOTE

KEY FEATURES

- Almost 3,000 sq ft of well-laid-out space across two floors
- Gated entrance with wide frontage and plenty of parking
- Five double bedrooms – all with built-in wardrobes
- Impressive principal suite with dressing room and 5-piece en suite
- All bathrooms feature electric underfloor heating
- Dual sitting rooms, one with inglenook fireplace and log burner
- Bright conservatory with glass roof and underfloor heating
- Bespoke kitchen with quartz worktops, Quooker tap and appliances
- Gardens back onto farmland with lovely views and excellent privacy
- Well serviced Village with Train station





TAKE A LOOK

A beautifully remodelled village home, offering almost 3,000 sq ft of space, a wide plot, and backing onto open farmland.

Tucked away behind double gates in the heart of Wilmcote – a pretty and well-connected village just a few miles from Stratford-upon-Avon – this former cottage has been transformed into a substantial and well-balanced family home. The house stretches wide across its plot, a design that not only gives it curb appeal but also allows for excellent proportions inside.

Wilmcote itself is steeped in history, famously known as the childhood home of Mary Arden, mother of William Shakespeare. Today it offers a welcoming community atmosphere and a surprising number of amenities for a village of its size – including a popular local pub, a village shop, a well-regarded primary school, and its own train station with direct links to Stratford and Birmingham. It's a location that offers the charm of village life without feeling cut off.

Step into a generous open hallway – a welcoming space perfect for greeting guests. To one side, the sitting room runs from front to back, filled with natural light from its dual aspect windows and lined with built-in bookcases along an entire wall, creating the ultimate home library or reading nook.

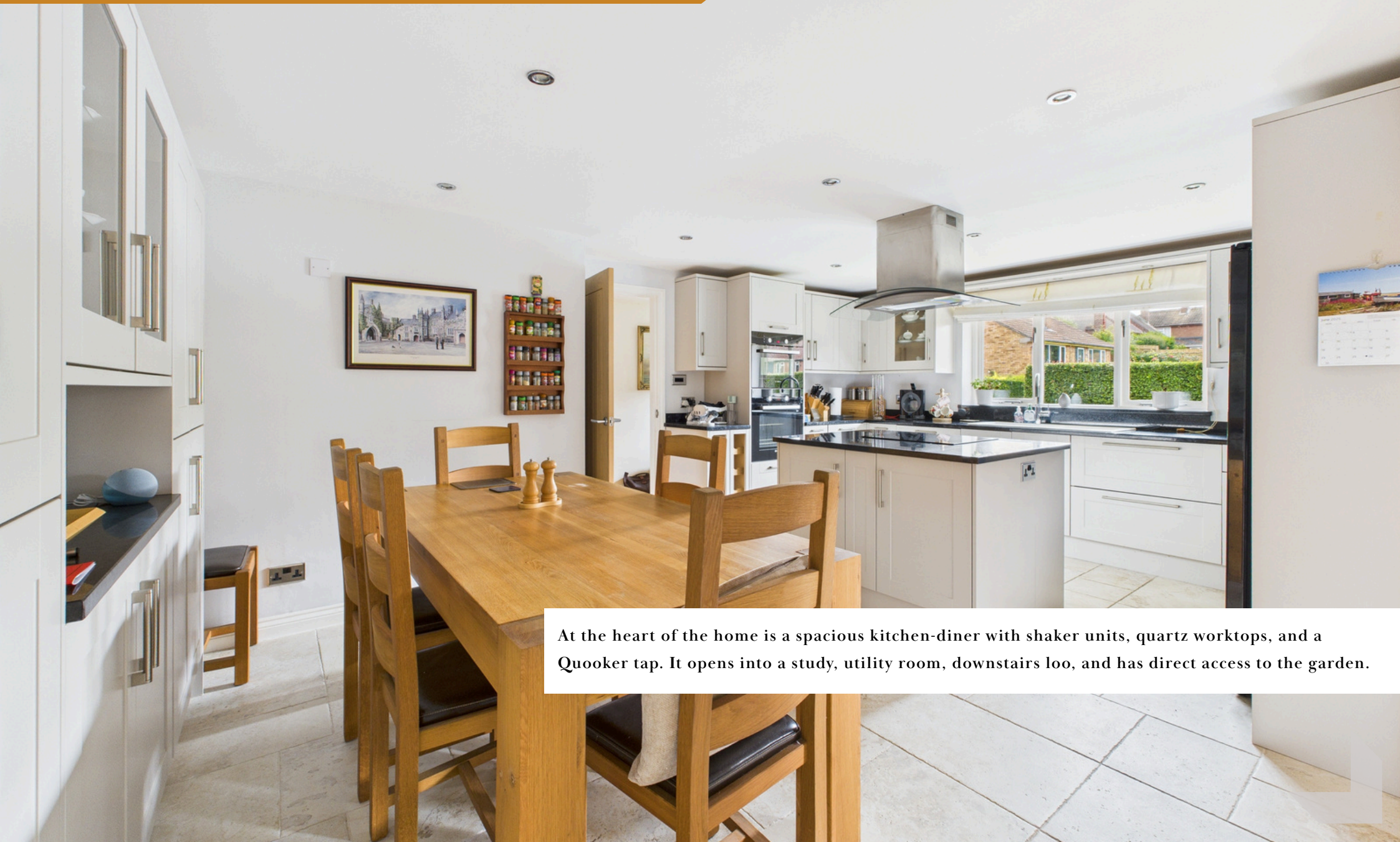
Across the hall lies the heart of the home: a generous kitchen and dining space fitted with shaker-style units, quartz worktops, integrated appliances and a Quooker tap. This sociable space flows naturally into a study, ideal for working from home, and a utility room with downstairs loo and access to the garden.

At the rear of the property is a second sitting room – an atmospheric space centred around an inglenook fireplace with exposed brickwork and a multi-fuel stove. This in turn opens into a lovely glass-roofed conservatory, complete with electric underfloor heating and tranquil garden views.

Upstairs, you'll find five excellent double bedrooms, all with built-in wardrobes. The main suite includes a separate dressing room and a spacious en suite with bath, double shower and twin sinks. The family bathroom, with both bath and separate shower, serves the remaining bedrooms. All bathrooms benefit from electric underfloor heating for added comfort.



/READY STEADY COOK/



At the heart of the home is a spacious kitchen-diner with shaker units, quartz worktops, and a Quooker tap. It opens into a study, utility room, downstairs loo, and has direct access to the garden.

/SIT BACK RELAX/





/COME DINE WITH ME/





/ SWEET DREAMS /





The original single garage has been converted into a workshop, while a large double garage sits to the side, complete with recessed storage and built-in cupboards. Outside, the gardens are mature and private, with hedged boundaries, planted borders, a broad patio area with electric awning and views over the fields behind Mary Arden's House. There's also a front lawn and ample parking for several vehicles behind the gates.



PROPERTY LOCATION



PROPERTY INFORMATION

Type: Detached
Bedrooms: 5
Floor Area: 2,978 ft² / 276 m²
Plot Area: 0.1 acres
Council Tax : Band F
Annual Estimate: £3,438
Title Number: WK359338

Tenure: Freehold

Local Area

Local Authority: Warwickshire
Conservation Area: No
Flood Risk:
• Rivers & Seas Very low
• Surface Water Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

1 mb/s
80 mb/s
330 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



LOVE DETAIL?

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FURTHER INFORMATION



Pin	Name	Distance
1	Wilmcote Rail Station	0.11 miles
2	Bearley Rail Station	1.62 miles
3	Stratford-upon-Avon Parkway Rail Station	1.59 miles



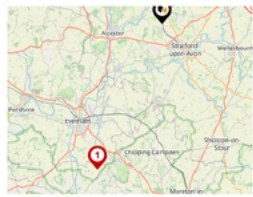
Pin	Name	Distance
1	M40 J16	7.85 miles
2	M42 J3A	9.11 miles
3	M40 J15	6.68 miles
4	M42 J4	10.93 miles
5	M40 J14	7.61 miles



Pin	Name	Distance
1	Birmingham Airport	16.01 miles
2	Baginton	15.66 miles
3	Staverton	28.42 miles
4	Kidlington	32.96 miles



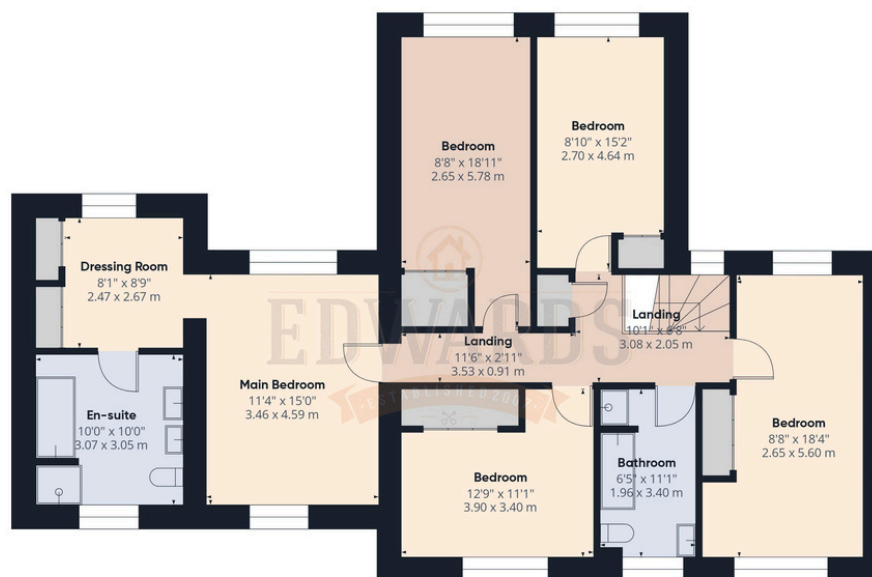
Pin	Name	Distance
1	Mary Ardens House	0.12 miles
2	Mary Ardens House	0.12 miles
3	Post Office	0.19 miles
4	Post Office	0.19 miles
5	Glebe Estate	0.36 miles



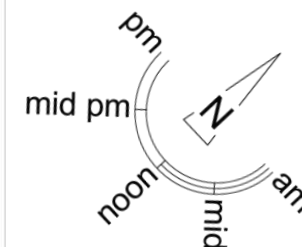
Pin	Name	Distance
1	Laverton (Gloucestershire Warwickshire Railway)	15.23 miles



Ground Floor



First Floor



Approximate total area⁽¹⁾

2978 ft²

276.7 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



01789 414 222
1 BIRMINGHAM ROAD, CV37 0AA
WWW.MOVEWITHEDWARDS.CO.UK