



FOR STARTERS



ASKING PRICE
£800,000

MAIN COURSE

****Rare Opportunity - Stunning 4 Double Bedroom Detached Home in Sought-After Shottery****

Tucked away on a quiet cul-de-sac just off the prestigious Hathaway Lane in Shottery, this impressive four double bedroom detached property offers an exceptional blend of charm, space, and privacy. Homes in this location rarely come to market - and this one is not to be missed.

The home boasts striking kerb appeal, with a beautifully maintained frontage, generous lawn area, and driveway providing off-road parking for two vehicles. Step inside and you're welcomed by a bright and elegant hallway, with a staircase straight ahead and a handy downstairs WC.

To the left, a stunning living room awaits - featuring a walk-in bay window, classic inglenook fireplace, with a gas fire for those colder evenings. Double doors lead through to a formal dining room, perfect for entertaining, which in turn opens out onto a light-filled conservatory overlooking the garden.

The heart of the home is the open-plan kitchen and dining area, accessible from both the hallway and dining room. Immaculately presented with integrated appliances and extensive worktop space, the kitchen offers scope for future reconfiguration to suit modern tastes. Sliding doors from the dining space open directly onto the rear garden, enhancing the indoor-outdoor living feel.

Adjacent to the kitchen is a practical utility room with external access and an internal door into a superb double garage, providing excellent storage or conversion potential.

Upstairs, the space continues to impress. The master bedroom is generously proportioned with extensive fitted wardrobes, room for additional furniture, and a pristine ensuite shower room. The second bedroom is equally substantial, featuring its own fitted wardrobes, a dedicated dressing area with sink, and a recently



renovated, stylish ensuite shower room.

The third and fourth bedrooms are also doubles – currently used as a home office and a single bedroom – offering flexibility for growing families or those working from home. A newly updated main shower room completes the upstairs, with full tiling and a sleek modern finish.

The rear garden is a true highlight – completely private, thoughtfully landscaped, and featuring a combination of lawn and patio areas, perfect for outdoor dining and relaxing. There is also side access on both sides of the house for added convenience.

This property combines timeless character with modern comforts and versatile living spaces – all in a peaceful, sought-after location close to town amenities, schools, and countryside walks.

****Early viewing is highly recommended – properties of this calibre and location don't stay on the market for long****

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - G



EPC
Band - D



North Facing



Mains Electric,
Water, Drainage



Gas Central Heating



Shottery Primary
Stratford Grammar
Stratford High

WHY NOT TAKE
A LOOK INSIDE?
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Floor 0



Floor 1



Approximate total area⁽¹⁾

2112 ft²
196.2 m²

Reduced headroom

32 ft²
3 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

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