



FOR STARTERS



OFFERS OVER
£695,000

MAIN COURSE

****Orchard Cottage - Period Charm in the Heart of Wilmcote****

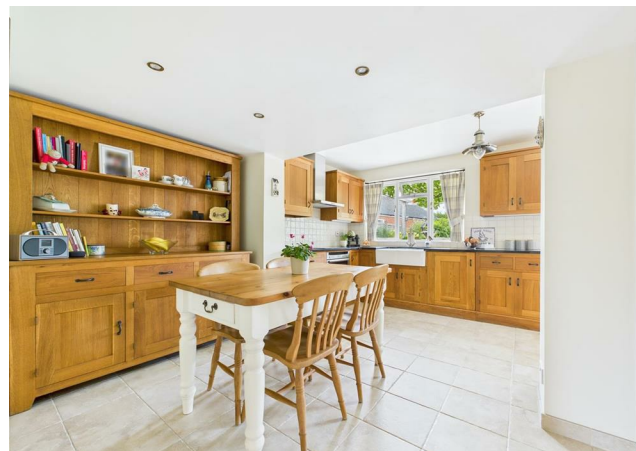
Situated in the historic and desirable village of Wilmcote, just 2.5 miles from Stratford-upon-Avon, Orchard Cottage is a beautifully presented Victorian home dating back to the 1850s. This white-rendered character property blends period charm with modern comfort, all set against the backdrop of open rural views across Shakespeare Trust Land. With excellent transport links, including a village train station with direct access to Stratford, Birmingham, and Worcester, the cottage offers a peaceful setting without sacrificing convenience.

As you arrive, the property sits behind a neatly lawned front garden and offers off-road parking for two to three vehicles on a private driveway, alongside access to an integrated garage. Step inside through the main entrance and you're welcomed by a warm and characterful hallway, where original pine doors and antique brass fittings immediately give a sense of the home's heritage. A downstairs cloakroom provides added practicality for guests.

The spacious main lounge, a wonderful room full of character, featuring an exposed timber beam and a Cotswold limestone fireplace that creates an inviting focal point. French doors at the rear open into a bright conservatory, fitted with a self-cleaning glass roof and porcelain flooring. This relaxing space is perfect for enjoying the surrounding garden views all year round. Adjacent to this space is a cosy and versatile snug, ideal as a playroom, reading nook, or home office, offering flexibility to suit a variety of needs.

The heart of the home lies in the kitchen and dining area, where traditional craftsmanship meets practicality. Oak cabinetry is complemented by granite worktops and a double Belfast sink, with integrated appliances and stylish porcelain tiled flooring. There's plenty of space for a dining table, making it a sociable setting for both everyday meals and entertaining.

Upstairs, the property offers three well-proportioned double bedrooms and an additional space that works well as a dressing room or home office. This room provides access through to the main bathroom, however a stud wall could easily be put in to create a four bedroom home if desired. The principal bedroom enjoys its own en-suite shower room,



finished to a high standard with a walk-in shower and underfloor heating. The second bedroom includes a useful heated laundry cupboard, while the third bedroom offers lovely views across the countryside. The family bathroom is tastefully finished with traditional styling and serves the remaining bedrooms.

Outside, the rear garden is a standout feature – generous in size and beautifully landscaped. A paved patio provides the ideal spot for outdoor dining, while the lawn is bordered by mature trees, shrubs, and planting that enhance the sense of privacy and calm. Whether you're relaxing with a book or entertaining friends, the garden provides a peaceful retreat with uninterrupted rural views beyond.

The property also includes an integrated garage for additional storage or parking, and benefits from gas central heating and double glazing throughout. Orchard Cottage is a rare opportunity to purchase a thoughtfully updated period home in one of Warwickshire's most sought-after villages. With its combination of historic charm, flexible living space, and countryside outlook, this is a property that truly needs to be viewed to be fully appreciated.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - D



North West Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage



Heating System
Gas Central

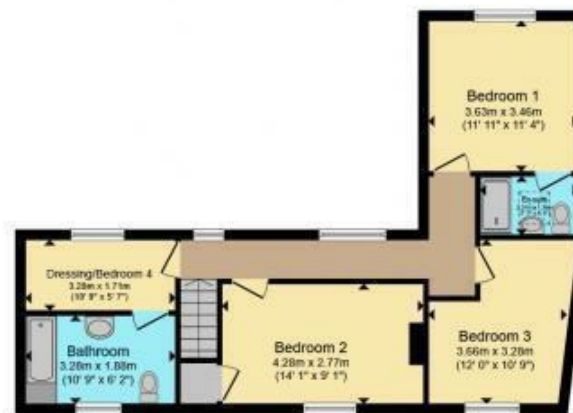


Wilmcote Primary
School

WHY NOT TAKE
A LOOK INSIDE?
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Ground Floor



First Floor



Total floor area 148.1 m² (1,594 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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