



FOR STARTERS



OFFERS IN EXCESS OF
£265,000

MAIN COURSE

An Idyllic Cottage Full of Charm and Character, Set in an Area of Outstanding Natural Beauty

Tucked away in a peaceful village setting, this enchanting two double bedroom cottage effortlessly blends period charm with modern-day comfort. From the moment you step inside, the home's warmth and character are immediately apparent – a true countryside retreat for those seeking both charm and convenience.

Sympathetically maintained and updated by the current owner, the cottage showcases a wealth of beautiful original features including exposed beams, flagstone flooring, a stunning Inglenook fireplace with log burner, and solid oak internal doors. These thoughtful details combine to create a timeless, cosy atmosphere that makes you feel instantly at home.

The kitchen, positioned at the front of the property, is light and inviting, with ample cupboard and worktop space. It's a well-planned space for keen cooks, with views onto the quiet lane outside through a stable door. The lounge is undeniably the heart of the home. The Inglenook fireplace provides a striking focal point with the log burner roaring on colder days. Warm, welcoming and brimming with character, it's a room made for relaxing.

Upstairs, both bedrooms are generously sized, each comfortably accommodating double beds along with additional furniture. The layout offers flexibility and comfort, with a surprisingly spacious landing area that lends itself beautifully to a home office or creative nook. Built-in storage has been cleverly integrated to keep the space clutter-free.

The bathroom is located on the ground floor and has been stylishly finished with fully tiled walls, underfloor heating and – importantly – a window to



bring in natural light and allow for proper ventilation. Compact yet well-appointed, it offers everything needed for modern living.

Externally, the charm continues. The enclosed garden, located just a short step from the property, provides a private sanctuary with multiple seating area and well-stocked flower borders – an ideal spot for outdoor dining or a quiet evening drink. And to top it all off, a garage located just beyond the garden offers rare and valuable storage or parking options.

Combining character, comfort, and a picturesque setting within an Area of Outstanding Natural Beauty, this delightful cottage offers a wonderful opportunity for buyers seeking something a little bit special. Whether you're looking to downsize, escape to the countryside, or find a peaceful weekend retreat, this property must be viewed to be fully appreciated.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - F



North West Facing Rear
Garden



Mains Electric,
Water & Drainage



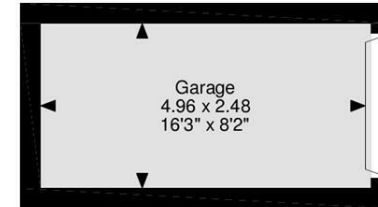
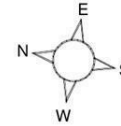
Heating System
Oil Filled Electric
Radiators



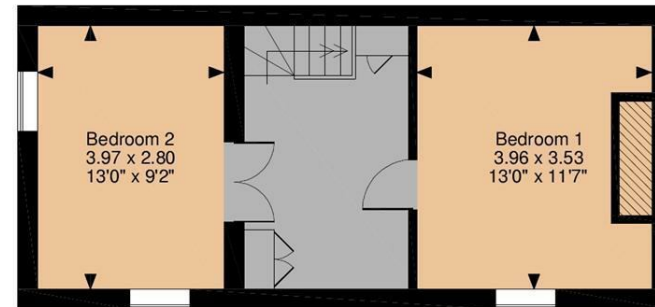
Lower Quinton
Primary School

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A LOOK INSIDE?
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The Nook Upper Quinton, Stratford-upon-Avon
Main House internal area 744 sq ft (69 sq m)
Garage internal area 132 sq ft (12 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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