



# FOR STARTERS



OFFERS IN EXCESS OF  
£385,000

## MAIN COURSE

Charming Two-Bedroom Cottage with Driveway & Garage in Alveston

Nestled in the sought-after village of Alveston, a short distance up the Avon from Stratford, this beautifully refurbished two-bedroom semi-detached cottage offers a delightful blend of character and modern comforts. With a charming village pub, picturesque countryside walks, a dedicated village owned field for the enjoyment of the residents of Alveston for leisure pursuits and an active Village Hall, the location provides a wonderful lifestyle balance.

The property is well-suited to a range of buyers, from first-time purchasers and downsizers to those looking for an investment opportunity. One of its standout features is the rare benefit of a private driveway with parking for up to three vehicles, along with a single garage—an uncommon find for a character home like this.

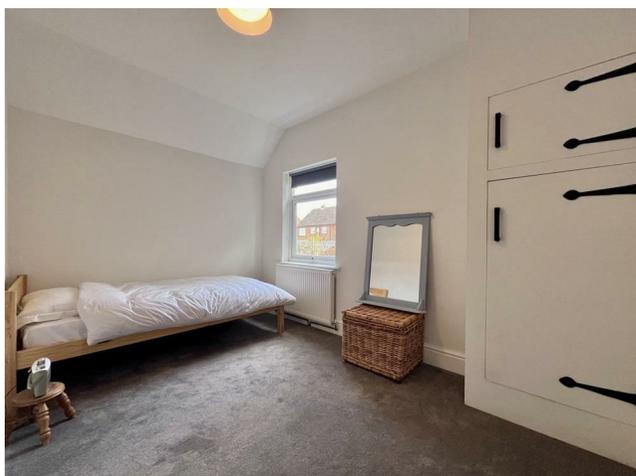
Stepping inside, the cosy lounge is a welcoming space, complete with a working log burner and a bay window that enhances the light and warmth of the room. To the rear, the kitchen-diner has been tastefully designed with shaker-style units, wooden work surfaces, and integrated appliances, including an oven, hob, and dishwasher. There is space for a dining table and a small sofa, while a stable door leads out to the south-facing garden, making it perfect for entertaining or relaxing.



Upstairs, there are two well-proportioned double bedrooms, both thoughtfully presented, along with a stylish bathroom featuring a generous walk-in shower.

Outside, the sunny rear garden has been landscaped with flower borders, seating areas, and a courtesy door providing access to the garage, which offers additional storage and plumbing for a washing machine.

With no onward chain, this charming home is ready to move into and enjoy. Whether you're looking for a peaceful village retreat whilst still benefitting from easy access to the M40 and rail network, a characterful home with modern touches, or a smart investment, this property is a rare find and well worth viewing.



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - D



EPC  
Band - D



South Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage



Heating System  
Gas Central Heating

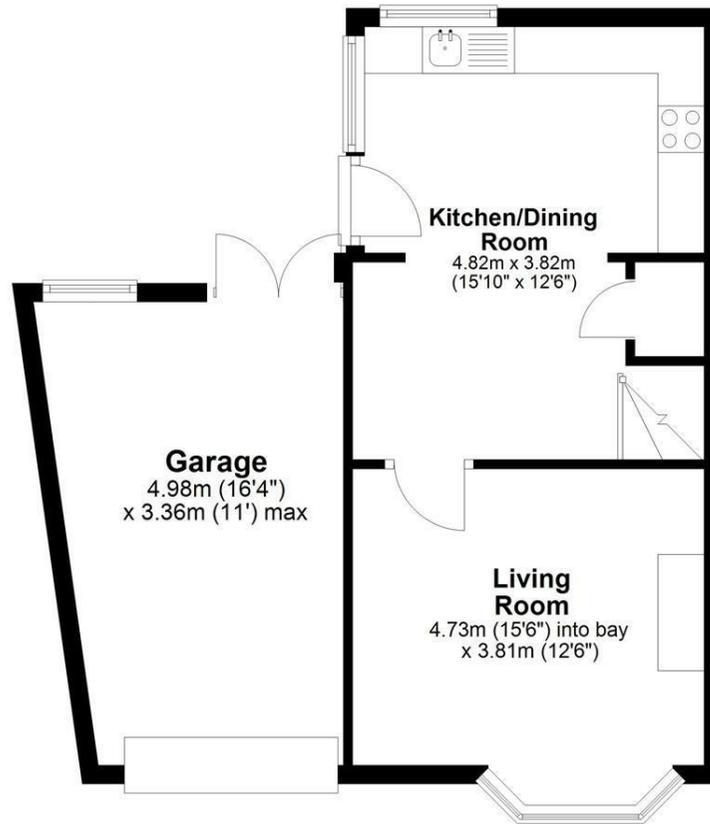


Alveston Primary  
School

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A LOOK INSIDE?  
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## Ground Floor

Approx. 48.4 sq. metres (520.6 sq. feet)



## First Floor

Approx. 29.9 sq. metres (321.8 sq. feet)



Total area: approx. 78.3 sq. metres (842.4 sq. feet)

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