



FOR STARTERS



OFFERS OVER
£325,000

MAIN COURSE

Located in the ever-popular area of Shottery, this absolutely stunning two double bedroom home has been beautifully presented and finished to a high standard throughout, offering a perfect blend of character and modern living.

To the front, the property sits proudly in a fantastic position, within walking distance of the well-loved The Bell at Shottery, local walks and Stratford town centre, making it ideal for those wanting both convenience and lifestyle.

Step inside into a welcoming hallway, with stairs directly ahead. To the front is a beautiful living room, enjoying a front-facing aspect and featuring an exposed brick fireplace with a log burner, creating a wonderful focal point and cosy atmosphere.

From here, a door leads through to a stunning kitchen dining room, which is a fantastic size and perfectly designed for entertaining. There is ample space for a dining table, while the kitchen itself is immaculately presented with a modern finish and plenty of storage. Exposed brickwork in this space adds further character and charm. Also off this area is a useful under-stairs cupboard, a separate utility area, and a convenient downstairs WC.

Upstairs, the property continues to impress with a split staircase leading to two generous double bedrooms. To one end is a beautifully presented bedroom, flooded with natural light and decorated in



neutral tones. The family bathroom is particularly impressive, modern, spacious and featuring both a separate walk-in shower and a bath. The principal bedroom is another standout feature, offering stunning built-in wardrobes along with a large additional storage cupboard, providing excellent practicality without compromising on space.

To the rear, the courtyard garden is private and fully enclosed, designed for low maintenance with a patio finish, perfect for relaxing or entertaining. There are also two external storage cupboards, ideal for garden tools and additional storage.

This is a truly exceptional home in a sought-after location, and early viewing is highly recommended to fully appreciate everything it has to offer.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - D



East Facing



Mains Gas, Electric,
Water, Drainage



Gas Central Heating



The Willows Primary
Stratford Girls School

WHY NOT TAKE
A LOOK INSIDE?
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This plan is illustrative only,
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Ground Floor

First Floor

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