



# FOR STARTERS



ASKING PRICE  
£420,000

## MAIN COURSE

A Beautifully Refurbished Grade II Listed Cottage in the Heart of Old Town.

Having recently undergone a comprehensive refurbishment to an exceptional standard, this stunning Grade II Listed cottage perfectly blends period charm with stylish contemporary living. Situated in the heart of Old Town, just a short stroll from the town centre, the property offers beautifully presented accommodation throughout, a generous rear garden and a useful cellar.

The welcoming sitting room is full of character, featuring an attractive exposed brick fireplace with a wood-burning stove, creating a cosy focal point. A front-facing window fills the room with natural light, while quality wood-effect flooring flows through into the adjoining dining room, where a second feature fireplace (currently closed) provides further character and charm.

From the dining room, steps lead down to the cellar - a versatile space with exposed brick walls, flagstone flooring and a lightwell, offering excellent storage or potential for a variety of uses.

The recently refitted kitchen has been thoughtfully designed with an attractive range of shaker style wall and base units complemented by wooden work surfaces and a ceramic one-and-a-half bowl sink. Integrated appliances include a fridge/freezer and dishwasher and cooker with gas hob and extractor hood. A separate utility area provides additional storage and space for a washing machine,



together with a cloakroom comprising a WC and wash hand basin.

To the first floor are two generous double bedrooms, both benefiting from fitted wardrobes, along with a beautifully appointed family bathroom fitted with a large walk in shower, WC, pedestal wash hand basin and useful linen cupboard.

Outside, the rear garden is a real highlight. Beautifully enclosed and enjoying a high degree of privacy, it has been thoughtfully landscaped with a paved seating area, lawn, mature planting and established trees, creating a wonderful space for relaxing or entertaining. To the rear of the garden is a potting shed providing useful storage.

Combining character features with the benefits of a high-quality refurbishment, this delightful cottage is ready to move straight into and would make an ideal first home, investment or lock-up-and-leave property in one of the town's most sought-after locations.

## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - D



EPC  
Band - D



South West Facing  
Garden



Mains Services  
Gas, Electric &  
Drainage



Heating System  
Gas Central Heating



Broad Street Primary  
School

WHY NOT TAKE  
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College Street, Stratford upon Avon



Approximate Gross Internal Area  
Cellar = 16.20 sq m / 174 sq ft  
Ground Floor = 38.24 sq m / 412 sq ft  
First Floor = 32.59 sq m / 351 sq ft  
Total Area = 87.03 sq m / 937 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Cellar

Ground Floor

First Floor

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