



FOR STARTERS



GUIDE PRICE
£390,000

MAIN COURSE

If you have always dreamed of owning a home with genuine character, beautiful period features and a wonderful sense of history, this enchanting Grade II Listed cottage could be the one for you. Nestled within a peaceful village setting, this delightful two double bedroom semi-detached cottage offers a rare combination of tranquillity, community and convenience, with both Stratford-upon-Avon and Alcester within easy reach and beautiful Warwickshire countryside practically on the doorstep.

From the moment you arrive, this is a home that immediately captures your attention. Full of charm and individuality, the cottage is filled with wonderful original features, including flagstone flooring in areas, and a beautiful fireplace with log burner. Outside, the property enjoys a generous and beautifully established historic orchard garden, making this a truly special home.

The cottage is approached via a gated shared pathway, which winds its way down to the two charming semi-detached cottages. The neighbouring property benefits from a separate side pathway which they tend to use most frequently, allowing this cottage to retain a lovely feeling of privacy.

Opening the front door, you are immediately welcomed into the characterful living room, which is undoubtedly one of the highlights of the home. With an abundance of exposed beams and a wonderful fireplace housing a log burner, this is a room that feels warm, inviting and full of personality. There is something wonderfully traditional about the space, and you can easily imagine curling up here on a cold winter's evening, with the log burner lit and your favourite book or boxset at the ready.

The kitchen is positioned to the rear and provides a practical yet welcoming space, with a range of units and work surfaces. There is also plenty of room to incorporate a small dining table or perhaps a breakfast bar with stools, creating a lovely informal area for enjoying a morning coffee or catching up with friends.

A door leads through to the utility/boot room, a particularly useful addition to the home. This keeps the noisier household appliances tucked away whilst also providing a fantastic entrance point after countryside walks. The stable-style door leads directly into the garden, making this an ideal place to kick off muddy boots or clean down muddy paws before



heading into the main accommodation.

A staircase rises from the living room to the first-floor landing, where the character continues.

The principal bedroom is a beautifully bright and spacious room, enjoying dual-aspect windows and a lovely outlook over the garden. The room benefits from built-in wardrobes, providing excellent storage. The second bedroom is also a genuine double and sits towards the front of the cottage. It benefits from a good range of fitted wardrobes, providing plenty of storage while leaving ample space for bedroom furniture. The family bathroom is positioned conveniently between the bedrooms and is fitted with a three-piece suite, including a bath with shower over.

The rear garden is completely private and has been beautifully maintained by the current owners, offering a fantastic amount of outdoor space. Whether you are a keen gardener, have children who would love plenty of room to play, or simply want a generous garden for entertaining and enjoying with family and friends, this space is sure to impress. There is also the added benefit of gated off-road parking for one vehicle, making this an incredibly practical feature.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - F



South Facing



LPG, Mains Electric,
Water, Drainage



LPG Glow worm Boiler



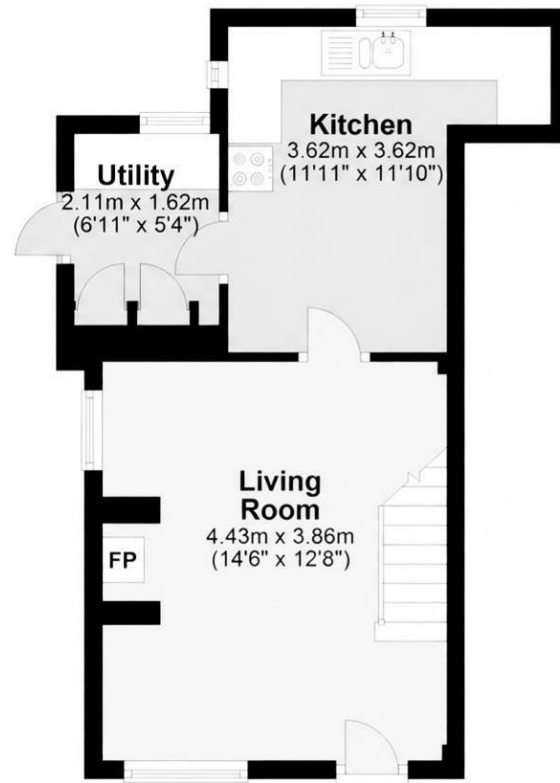
Alcester Academy

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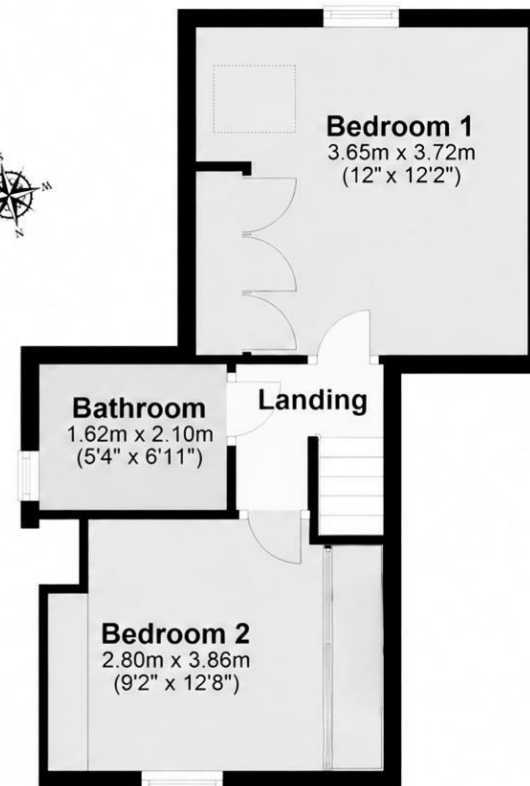
Ground Floor

Approx. 31.8 sq. metres (342.4 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.2 sq. feet)



Total area: approx. 62.4 sq. metres (671.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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