



I Glebe Cottages
Dorsington | Stratford upon Avon | CV37 8AZ

FINE & COUNTRY

I GLEBE COTTAGES

A beautiful three-bedroom semi-detached cottage set in over four acres of grounds with panoramic views. Ample living accommodation with large lounge, dining room, kitchen, two double bedrooms one single, family bathroom, cloakroom, and utility room. Large walled courtyard, formal garden, and fields, ample parking, numerous outbuildings, suitable for equestrian purposes. The cottage offers a modern lifestyle set in stunning grounds close to town.



Ground Floor

The period front door has two beautiful windows either side and leads into the hall. Throughout the whole property, you will find many period features mixed with a modern feeling. Oak wooden floors and period doors run throughout the property. The hall is spacious, exceptionally light, and has a beautiful staircase that leads to the first floor.

The sitting room spans from the front to the rear of the property with four large windows all with delightful garden views and a set of French doors leading to the courtyard. There is a multi-burner set in the fireplace, some exposed beams and the room extends into a snug area. The whole room offers excellent living and entertaining space.

The kitchen has masses of character with a quarry tiled floor with handcrafted inlays, multi-fuel Rayburn set into a charming inset with wooden lintel over. There is plenty of storage a separate hob and oven set in the kitchen unit, window to the courtyard, Velux window, and a large walk-in pantry. From the kitchen, there is a door to the courtyard, and a separate downstairs cloakroom with a WC, basin, and plumbing for a washing machine.

The dining room is well proportioned with a flagstone floor, large brick fireplace, large multi-burner, and panelling on the walls. The views once again are delightful.

First Floor

The spacious landing is a feature in itself with decorative panelling on the walls, wonderful views of the countryside, and part galleried staircase. There are three bedrooms, the main bedroom spans from the front to the rear of the property with three large windows, built-in wardrobes and a large en-suite. The modern en-suite, with underfloor heating, comprises a contemporary basin, WC, and a large walk-in shower with a rain head.

The second double bedroom also has plenty of built-in storage and delightful views. The third bedroom is a single room. The family bathroom is modern, generous in size with a bath, WC, and basin.



















Outside

The property is set in the most stunning grounds with surrounding fields. The formal garden, which has been listed in the National Garden Scheme yellow book for twenty-seven years, is made up of a story of rooms, with woodland areas, large pond and a wide range of wildlife, a fantastic Taverna style entertaining area that has a brick oven as a feature area for entertaining, selection of patios, seating areas arbours and summer house and gazebo. The gardens have a large range of flower beds, mature trees, shrubs, and lawned areas. From the back of the cottage is the most wonderful large courtyard area that has a beautiful selection of flower beds, a Koi pond, storage buildings, and direct access into the kitchen and sitting room. It is secluded and south-facing.

There is a raised bed vegetable garden area, greenhouse, potting shed, chicken house, and run and ample more outbuildings.

The property is set in just over 4 acres of land including the fields which would be suitable for equestrian purposes. There is more than ample parking for cars.













Location

Just outside of Stratford upon Avon is this beautiful village of Dorsington with a lively community spirit, church, and village green. In the next village is a selection of pubs, butchers, a garage, a hair salon, and an excellent village shop.

Stratford-upon-Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre and attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars, and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre.

The M40 Junction 15 is 20 minutes away and provides access to Birmingham to the north, London to the south, and the national motorway network. Warwick and Leamington Spa are also close and Birmingham International airport is under 30 minutes. There is a direct line train service to London from Honeybourne, Evesham, Leamington and Warwick Parkway. The Cotswolds are within striking distance of the town.





Services

The property is connected to mains electricity, water and draining with LPG gas

Tenure

Freehold

Local Authority

Stratford district council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

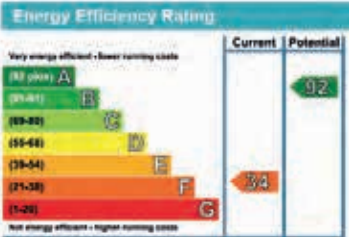
Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Appointments by arrangement

Directions

The postcode to the property is CV37 8AZ





Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 03.09.2020







CLARE REEVES
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Clare's background is in finance, business development, sales and marketing . Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



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I've found Clare to be not only utterly professional, but also honest, genuine and sincere. When the relatively straightforward sale of a modest detached home became a bit 'problematic', Clare stepped up and handled the whole thing in her usual cool, calm manner. Simon A 5/12/17



FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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