



197 Luddington  
Stratford upon Avon | Warwickshire | CV37 9SJ

FINE & COUNTRY

# 197 LUDDINGTON

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A charming Grade II end of terrace cottage in a popular village within walking distance to town. With two large double bedrooms, one single bedroom, kitchen, spacious lounge, modern bathroom, 3 lofts, parking and private garden. The cottage has retained many period features, offers good head height and plenty of light.







#### Ground Floor

The front door leads you into a hall way and through to the kitchen. The kitchen has lovely views of the garden with a real cottage feel. There are plenty of units and storage space with a breakfast bar running down one side. The lounge has excellent living space, with three windows, a feature multi burner set into a stone surround, living space including a dining area. The bathroom is modern with a corner shower, bath, W.C. and basin. The whole cottage has plenty of head height, ample light and retains many period features.

#### First Floor

There are three pretty bedrooms, two are good sized doubles with built in wardrobes and delightful views of the garden and village. The third is a single bedroom currently used as an office. There is access to each loft from each bedroom. The loft is fully insulated with loft ladders and boarded.







































#### Outside

To the rear of the property is parking for 2/3 cars with a charming, private and secluded garden. The garden has a good mixture of mature trees, shrubs, flower beds, garden storage. There is access to the front of the house from the rear.





















## Location

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Luddington is a pretty village just downstream from Stratford upon Avon within easy reach of the excellent amenities in Stratford and you can walk into town along the river. The village has a lovely mix of period properties with a church, village hall, Manor House and a real community spirit.

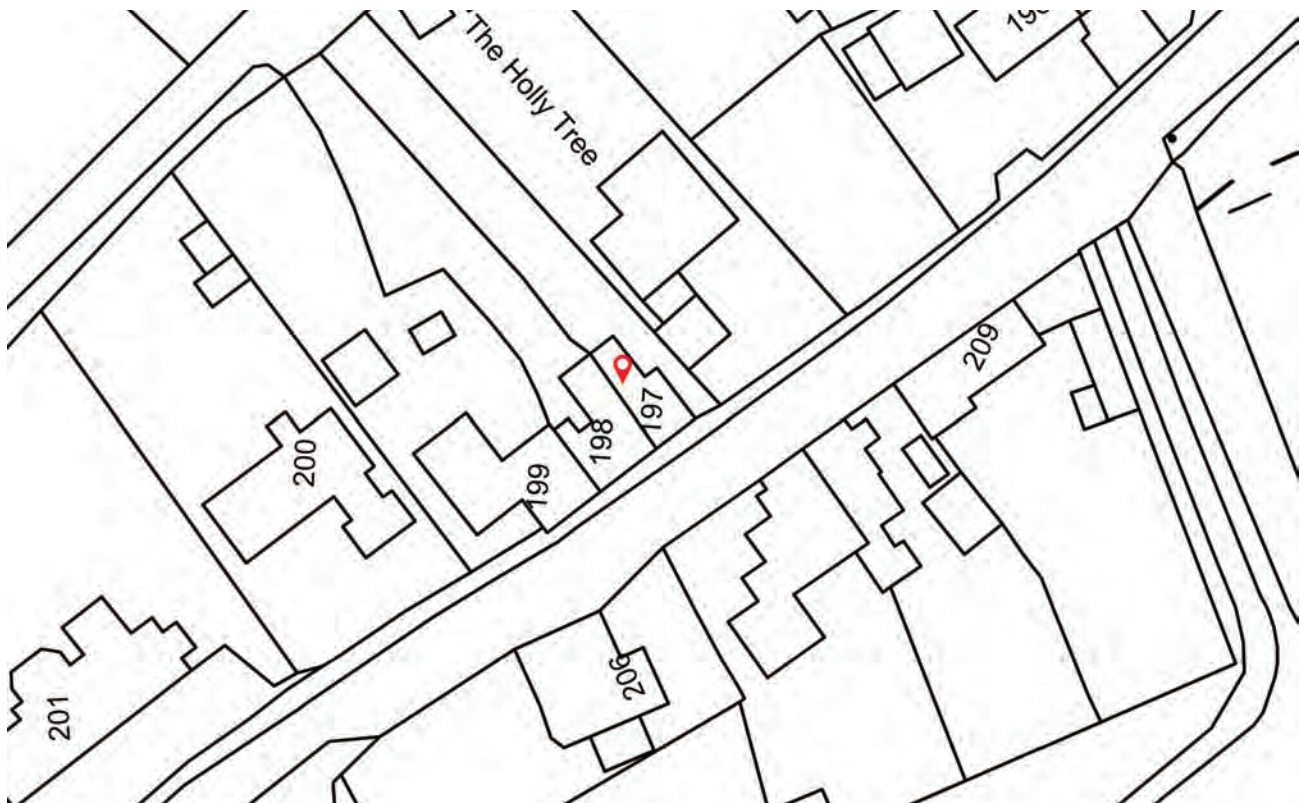
Stratford-Upon-Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There 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 seven miles away and provides access to Birmingham to the north, London to the south and the national motorway network. Warwick and Leamington Spa are less than a ten minute drive and Birmingham International airport is under 30 minutes. There is a direct line train service to London from both Leamington and Warwick Parkway. The Cotswolds are within striking distance of the town.









#### Services

The property has LPG heating and is connected to mains electricity, water, and drainage.

#### 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](http://www.fineandcountry.com/uk/stratford-upon-avon)

#### Opening Hours:

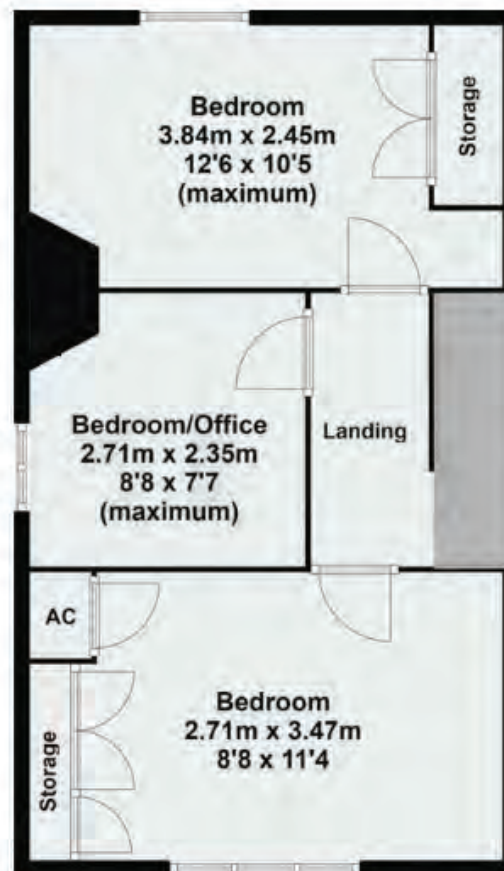
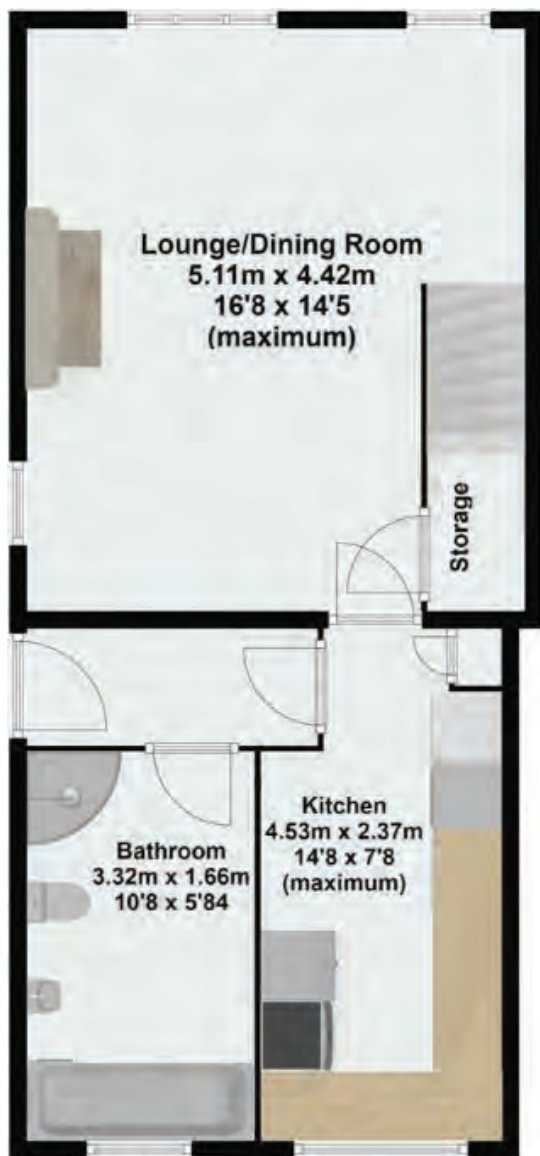
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Appointments by arrangement

#### Directions

The postcode to the property is CV37 9SJ







**TOTAL FLOOR AREA 68.61sq m 738.51 sq ft**

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.

EPC Exempt









CLARE REEVES  
PARTNER AGENT

Fine & Country Stratford-upon-Avon  
07836 269363  
email: [clare.reeves@fineandcountry.com](mailto:clare.reeves@fineandcountry.com)

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

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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.



Fine & Country

Tel: +44 (0)1789 332 600

[stratford@fineandcountry.com](mailto:stratford@fineandcountry.com)

5b Chapel Street, Stratford-upon-Avon, Warwickshire CV37 6EP

